



Dover Road
Wyke Regis



This three-bedroom, end-of-terrace family home presents an ideal opportunity to acquire a beautifully presented property in a popular location in Weymouth. Further accommodation comprises reception room, kitchen/diner, garden room, utility room, ground floor WC and family shower room. Externally, there is a generous, fully enclosed, rear garden with patio, decked and lawn areas. To the front, there is a large brick paved area offering off-street parking for multiple vehicles. EPC rating C.

Wyke Regis is a residential area of Weymouth. The property is close to the Rodwell Trail, the Heritage Coast footpath, and the famous Chesil Beach, which runs from Portland to Abbotsbury. The location offers good public transport links to Weymouth town and is within walking distance of local schools.

Nearby Weymouth is a beautiful seaside town situated halfway along the Jurassic Coast and just seven miles south of the Dorset county town of Dorchester. Its charming harbour and sandy beaches make for a wonderful day out, and it is also home to several nature reserves and a wide range of amenities, including schools, doctors, dentists, a library, and supermarkets.

The National Sailing Academy, located between Weymouth and Portland, offers superb facilities that attract many local, national, and international visitors. The town has benefited from improved transport links, including a bypass and a network of cycle paths. There are regular bus services to neighbouring towns and a mainline train service to Bristol Temple Meads and London Waterloo.



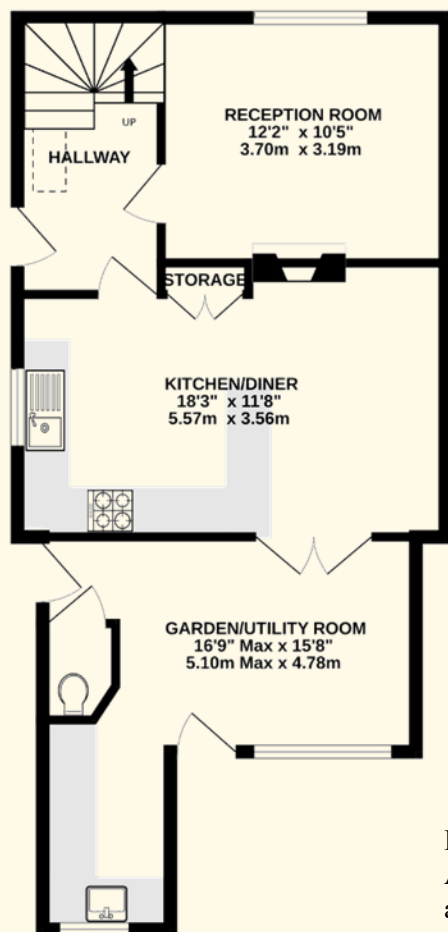
Entrance to the property is via a side door opening onto the hallway offering space to decant and store outdoor wear and stairs, with glass panelling and lighting, rising to the first floor. The front aspect reception room sets the stylish and contemporary tone of the property with laminate flooring, and a feature electric log burning stove.

The refurbished kitchen/dining room spans the width of the property offering a social space, in-keeping with modern family life. The room is fitted with a comprehensive range of wall and base units with worksurface over and breakfast bar. Space is available for kitchen appliances and the room houses the Worcester boiler. The room is finished with a modern slatted wood feature wall, inset coloured lighting to the kickboards, tiled floor and splashback. The garden room is a further generous space and offers versatility to the home. Overlooking the rear garden, the room is fitted with a contemporary electric fire and a door opens onto a convenient WC. Two doors offer direct access to the side and rear of the property and an opening leads through to a useful utility room fitted with further wall and base level units, an inset Belfast sink and space and plumbing for further white goods. A rear aspect window provides natural light.

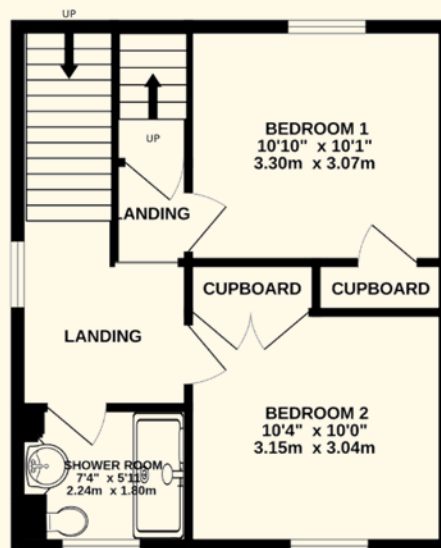
The first-floor houses two double bedrooms, both fitted with storage solutions. The newly fitted shower room has a double walk-in shower and a WC and wash-hand basin set within a sleek fitted combination unit. The marble effect wall panels, wall mirror with back light, wall mounted towel rail and Karndean, Herringbone effect, flooring finish the room perfectly. A further set of stairs lead to the third bedroom, converted in 2019. The room is double in size with Velux windows and eave storage space.

Externally there is a fully enclosed rear garden, mainly laid to lawn. There is plentiful patio and decking space for garden furniture, a covered area at the rear with nearby electrics and a large timber shed.

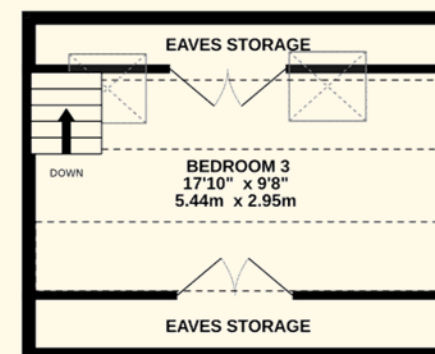
GROUND FLOOR
585 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



2ND FLOOR
256 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ
Council Tax Band B.

Broadband:

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile service indoor is listed as limited and likely, depending on the provider and outdoor is likely.

For up-to-date information please visit <https://checker.ofcom.org.uk> ;

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance. Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax-#!/intro>

Services:

Mains electricity, water and drainage are connected.
Gas fired central heating.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

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24 Peverell Avenue West, Poundbury, Dorchester, Dorset DT1 3SU

Tel: 01305 340860 Email: enquiries@parkersproperty.com Web: www.parkersproperty.com