



Instinct Guides You



Regency Drive, Weymouth £275,000

- No Onward Chain
- Driveway Parking
- Three Spacious Bedrooms
- Low Maintenance Garden
- Sunny Aspect Rear Garden
- Generous Living Room
- Bathroom & Cloakroom
- Close To Bus & Train Links



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A well-maintained and spacious three-bedroom home offering a thoughtfully designed layout and a sunny southerly garden with parking. Offered with no onward chain.

Well presented throughout, this property features a generous living space at its heart — an inviting room with ample room for furniture and versatility in layout. An understairs cupboard offers practical storage and a door flows into the kitchen.

At the rear, a clean-lined kitchen blends ample cabinetry set against modern white tiling for a smart, low-maintenance finish. Adjoining it, the garage has been adapted to offer a dedicated dining area that provides extra room and practicality. A cloakroom completes the ground floor perfectly.

Upstairs, all three bedrooms are genuine doubles — a valuable feature not often found in properties of this style. Two include built-in wardrobes, and all offer scope for home working or guest use. The main bathroom is neatly finished with neutral tiling, a vanity basin, and a full-size bath with shower over.

Outside, the garden enjoys a sunny aspect and has been landscaped with ease of upkeep in mind. A generous patio invites outdoor dining or relaxation, with private gated access leading to the driveway. The former garage has been adapted to include the dining area so is now a generous storage area that still retains the garage door for ease of access.

Room Dimensions

- Store Room 7'5" x 5'2" (2.27 x 1.58)
- Dining Room 11'0" x 7'3" (3.36 x 2.23)
- Living Room 16'4" x 12'11" (4.99 x 3.95)
- Cloakroom 6'9" x 2'10" (2.08 x 0.88)
- Kitchen 12'10" x 6'10" (3.92 x 2.10)
- Bedroom One 13'2" max x 10'5" max (4.03 max x 3.18 max)
- Bedroom Two 10'2" x 9'10" + wardrobe (3.11 x 3.00 + wardrobe)
- Bedroom Three 10'2" x 9'10" (3.12 x 3.02)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.