



Instinct Guides You



## Dover Road, Weymouth £325,000

- No Onward Chain
- Garage & Parking
- Generous Front & Rear Gardens
- Detached Family Home - Wyke Regis
- Close To Rodwell Trail & Chesil Beach
- Two Reception Rooms
- Shower Room, W.C & External W.C
- Close Amenities & Schools



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Wilson Tominey are delighted to offer this three-bedroom detached family home in Wyke Regis, ideally positioned close to the Rodwell Trail, Smallmouth Bay and a range of local amenities. The property enjoys generous front and rear gardens, off-road parking and a garage, and is offered with no onward chain.

The home has an attractive kerb appeal, set back from the road behind a large green frontage. Parking is available in front of the garage, while a pathway bordered by mature shrubs and flowers leads to the entrance.

Inside, a welcoming vestibule provides useful space for coats and boots.

The living room sits at the front of the home and is a well-proportioned space with plenty of room for a range of furniture. Adjacent, the dining room offers an excellent second reception space with great versatility. The kitchen spans the rear of the property and features fitted cabinetry, space for a small dining table and pleasant views over the garden. A rear door provides convenient access outside.

Rising to the first floor, there are three bedrooms and the family bathroom. Bedroom one enjoys views over the garden and benefits from large built-in wardrobes offering practical storage. Bedroom two is another well-proportioned double, while bedroom three provides a versatile single room ideal for a child's bedroom, office or hobby space.

The bathroom comprises a bath with shower over and a hand basin set into a vanity unit, finished with modern white tiling. The W.C sits separately, adding excellent practicality for family living.

The rear garden is a true highlight — a generous, mature space perfect for families and keen gardeners. A patio adjoins the house, creating an ideal spot for outdoor dining, before stepping up to a large lawn bordered by shrubs and trees. A fenced partition opens to a gravelled area with decked seating and a vegetable plot, offering further interest and usability.



**Living Room 12'9" x 12'3" (3.90 x 3.75)**

**Dining Room 13'5" x 10'8" (4.11 x 3.26)**

**Kitchen 10'2" x 7'8" (3.11 x 2.34)**

**Bedroom One 13'5" max x 8'3" (4.11 max x 2.54)**

**Bedroom Two 12'3" x 10'9" (3.74 x 3.30)**

**Bedroom Three 8'2" x 7'11" (2.50 x 2.43)**



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.