



Lyndale Road | Wyke Regis | Weymouth | DT4 9AY

Offers Over £270,000

BEAUMONT  JONES

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****OPEN DAY FRIDAY 29TH MAY 15:30-17:30 STRICTLY BY APPOINTMENT ONLY****

Offered with no onward chain and in need of modernisation is this three bedroom semi-detached family home situated in a quiet no-through residential road within Wyke Regis. The property boasts a generous sized Southerly facing rear garden, far reaching views out towards Chesil Beach, living room, dining room opening into the kitchen, lean-to conservatory and a modern shower room with a separate WC. The property is located close to well-regarded schools and local amenities, viewing is highly recommended.

- Three Bedroom Semi Detached Family Home
- In Need of Modernisation
- Generous Sized Southerly-Facing Rear Garden
- No-Through Road Within Wyke Regis
- Close To Well-Regarded Schools & Local Amenities
- Dining Room Opening Into The Kitchen
- Lean-To Conservatory
- Far Reaching Views Out Towards Chesil Beach
- No Onward Chain

Full Description

Entrance into the property is via a front aspect double glazed door leading into a warm and welcoming hall with stairs rising to the first floor, built-in under stairs storage cupboards and doors lead through to the ground floor accommodation. The cosy living room has a front aspect double glazed box bay window, plenty of space for furniture, gas fire and fitted units and shelving within the alcoves. The dining room is adjacent to the living room and opens into the kitchen, there is plenty of space for a dining table and chairs, built-in storage units into the alcoves and a rear aspect double glazed window. The kitchen has eye and base level units with



This three bedroom family home is in need of modernisation with great scope for extensions subject to planning permissions.



work surfaces over, space and plumbing for kitchen appliances, wall mounted gas boiler, rear aspect double glazed window and a rear aspect double glazed door leads into the lean-to conservatory. This is the perfect relaxation room overlooking the southerly facing garden with dual aspect double glazed windows and a side aspect double glazed door leads out onto the garden.

The first floor offers a landing area with a side aspect double glazed window, loft access via a hatch and doors lead through to the three bedrooms, shower room and separate WC. The master bedroom is a double with double fitted wardrobes and a rear aspect double glazed window enjoys far reaching views out towards Chesil Beach. Bedroom two is a further double boasting a front aspect double glazed box bay window. Bedroom three is a single with a front aspect double glazed window. The modern shower room has a double walk-in shower cubicle with a wall mounted mixer shower system, vanity wash hand basin, tiled walls and flooring, wall mounted towel rail heater and a rear aspect double glazed window. The separate WC has a side aspect double glazed window and a low level WC.



Outside boasts a generous sized Southerly-Facing rear garden laid to lawn and hard standing with various planed borders, shrubs and trees. Greenhouse, large shed and gated side access. The front garden could easily be converted into off road parking subject to planning permission. It's currently wall enclosed and laid to hard standing with a planted border.

Located on the outskirts of Weymouth, Wyke Regis is a haven for water sports and walkers. With Chesil beach, Portland Marina, The National Sailing Academy and the Jurassic coastline all with-in easy reach. Set close to the pretty old Wyke village, this is also a popular residential area with excellent bus links into Weymouth, convenient shopping



and well-regarded schools. There is access to superb coastal walks via 'Pirates Lane' to the Fleet, all with stunning views over Chesil beach.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band C.

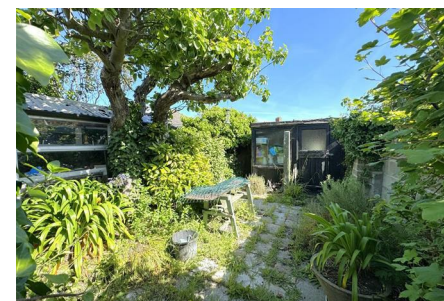
Services: - Gas central heating. Mains electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

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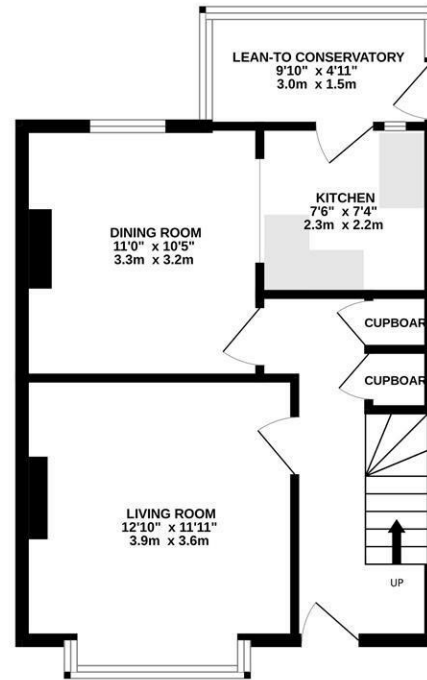
Located close to well-regarded schools and local amenities within a no-through road in Wyke Regis.



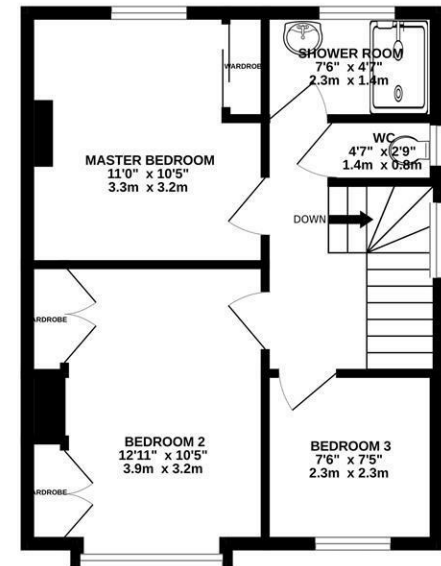


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	71
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 865 sq.ft. (80.4 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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We value more than your property

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