



Instinct Guides You



Whitehead Drive, Wyke Regis, Weymouth £240,000

- No Onward Chain
- Garage & Off Road Parking
- Close To Smallmouth Bay
- Large Conservatory
- Two Double Bedrooms
- Fronts A Green Space
- Some Sea Views From Bedroom One
- Close To Amenities
- Chesil Beach & Fleet Lagoon Nearby
- Bus Links Close By



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



With GARAGE, and parking, offering a large CONSERVATORY and TWO DOUBLE bedrooms, fronting an attractive green space. Whitehead Drive provides easy access to the iconic Chesil Beach, Smallmouth Beach and the Rodwell Trail.

Stepping inside, the entrance hall leads to the lounge/dining room; generous space stretching the width of the property, with ample room for a range of furniture and sliding doors opening into a substantial conservatory at the rear.

The conservatory is spacious, greatly increasing the ground-floor footprint and offering a pleasant, light-filled space. The kitchen, positioned at the front of the property, provides ample cabinetry and work surface with space for appliances. The kitchen window enjoys a view over the green to the front. A cloakroom completes the ground floor.

On the first floor, the landing connects two bedrooms and the family bathroom. The main bedroom sits to the rear of the property and enjoys distant sea views towards White Nothe. The room comfortably accommodates a double bed with further space for furniture.

The second bedroom, positioned at the front, is another well-sized room that benefits from a built-in wardrobe and cupboard. The bathroom comprises a panelled bath with overhead shower, wash hand basin and WC, complemented by decorative tiling.

The rear garden begins with decking adjoining the conservatory, offering an ideal space for entertaining, before stepping down to a low-maintenance gravelled area. A gate leads to the parking and garage at the rear



Kitchen 9'10" x 5'8" (3.01 x 1.75)

Lounge/Dining Room 15'8" max x 12'0" max (4.78 max x 3.68 max)

Conservatory 13'3" x 8'0" (4.04 x 2.46)

Cloakroom 5'1" x 2'7" (1.57 x 0.81)

Bedroom One 12'0" x 9'8" (3.66 x 2.96)

Bedroom Two 12'0" max x 9'3" max (3.66 max x 2.83 max)

Bathroom 6'1" x 5'6" (1.86 x 1.68)

Garage 17'0" x 8'0" (5.20 x 2.46)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		66	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.