



## 6, Wyke Oliver Road

, Weymouth DT3 6BW

- Rarely available two bedroom chalet bungalow
  - Allocated parking
  - Master bedroom with ensuite
  - Downstairs cloaks/shower room
  - Courtyard garden
- Prestigious Preston location
- Luxury kitchen through lounge and dining room
- Second double bedroom
- Underfloor heating
- No upper chain

**Offers In Excess Of £300,000 Freehold**





### Frontage

A paved side path from the car park leads to the property, which has steps to the porch over the front door. A paved area leaves space for various planters.

### Hallway

17'3" x 6'5"

UPVC double glazed front door leading to the hallway, with doors to second bedroom, kitchen and living areas, downstairs shower room, stairs rising to the first floor and under stairs cupboard

### Open lounge, kitchen

16'10" x 22'2"

A large open plan living area with UPVC French doors to the rear garden. Kitchen is fully fitted and includes built in fridge freezer, oven and hob, dishwasher and also washing machine. A lovely range of eye and base units with a quartz polished worktop which divides the room and leads into the living/dining area with feature fireplace and underfloor heating. Ceiling spots and power points.



### Second bedroom

10'2" x 10'2"

Lovely sized second bedroom with UPVC window facing the front aspect . Under floor heating and ceiling spots, power points.

### Shower room

6'5" x 2'11"

Handy cloakroom with walk in shower, fully tiled with glazed door, and comfort seat. Close coupled WC and wash hand basin with mirror above and cupboard under. Partially tiled with ceiling spots.

### Master bedroom suite

13'6" x 13'9"

Nicely appointed, spacious bedroom with full wall mirrored built in wardrobes also housing hot water boiler. Head height Velux with views to the front. and radiator under. Laminated flooring,, power points and ceiling spot lights.

### Bathroom

6'6" x 7'9"

Beautifully finished fully tiled bathroom suite with enclosed jacuzzi bath with shower over. Close coupled WC and stand alone wash hand basin. Heated towel rail and Velux window to rear.

### Rear Garden

Low maintenance garden which is mainly paved

### Parking

One numbered parking space in residents parking area

### Visitors space

One visitors space, first come first served.

### Disclaimer

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### Communal Maintenance fee

£36.00 monthly charge covers communal areas, including lighting, gardening and communal paths. It is managed by Temple Hill Management.



Local Authority  
Council Tax Band C  
EPC Rating



TOTAL FLOOR AREA: 915 sq.ft. (85.0 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 errors, omissions or mis-measurement. This plan is for illustrative purposes only and should be used as a guide 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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