



Elveroakes Way | Wyke Regis | Weymouth | DT4 9BB

Offers Over £285,000

BEAUMONT  JONES

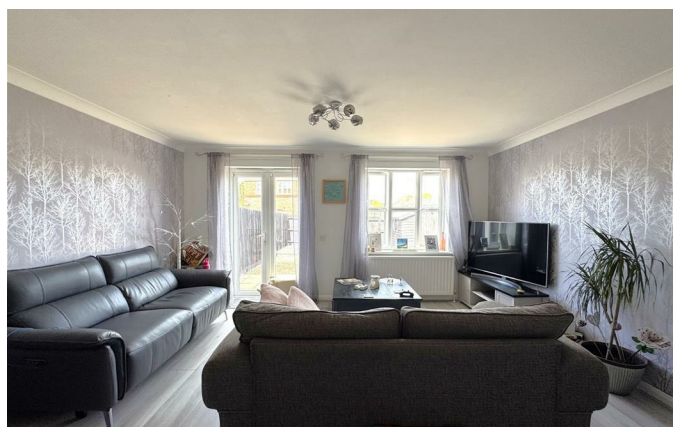
Elveroakes Way | Wyke Regis Weymouth | DT4 9BB Offers Over £285,000

We are delighted to offer an immaculate and well-presented three bedroom semi-detached house situated within a small private development built in 2001 within the popular location of Wyke Regis. This modern home offers off road parking for one-two vehicles, downstairs cloakroom, spacious lounge/diner, kitchen, bathroom and an enclosed low maintenance rear garden. The property is situated close to well-regarded schools and local amenities and would make an excellent first time purchase. Viewing is highly recommended to be appreciated.

- Three Bedroom Semi-Detached House
- Off Road Parking For One-Two Vehicles
- Spacious Lounge/Diner
- Close To Well-Regarded Schools & Local Amenities
- Excellent First Time Purchase
- Located Within A Small Private Development Built in 2001
- Enclosed Low Maintenance Rear Garden
- Downstairs Cloakroom
- Located Within The Popular Location of Wyke Regis

Full Description

Entrance into this well-presented home is via a front aspect double glazed composite door leading into a warm and welcoming hall, stairs rise to the first floor, side aspect double glazed window and doors lead through to the ground floor accommodation. The cloakroom has a low level WC, wash hand basin and a front aspect double glazed window. The kitchen has a front aspect double glazed window and comprises of a range of eye and base level units with work surfaces over, integral oven with inset four ring gas hob and extractor fan over, space and plumbing for a washing machine, tumble dryer and fridge/freezer. The generous



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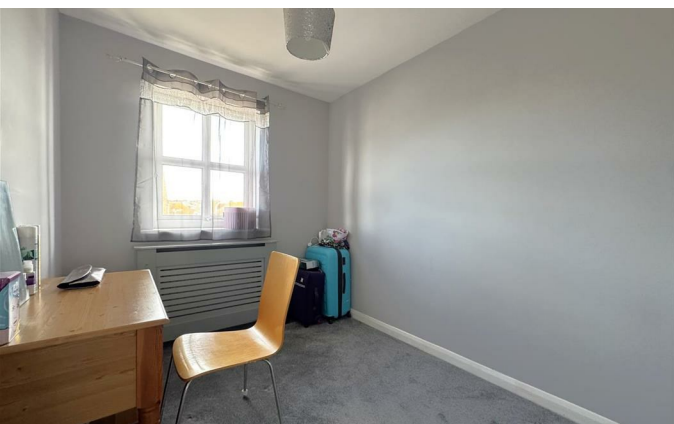


sized lounge/diner offers plenty of space for furniture and a dining table and chairs, built-in under stairs storage cupboard housing the gas boiler, rear aspect double glazed window and a set of rear aspect double glazed French doors lead out onto the garden.

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 and bathroom. The master bedroom is a generous sized double offering a front aspect double glazed window and a double built-in wardrobe. Bedroom two is a further double offering a rear aspect double glazed window and a double built-in wardrobe. Bedroom three is a single with a rear aspect double glazed window. The bathroom has a suite comprising a panel enclosed bath with a mixer shower system over and screen attached, low level WC, wash hand basin, wall mounted towel rail heater and a front aspect double glazed window.

Outside to the rear offers an enclosed low maintenance rear garden with gated side access, the garden is laid to patio, shingle and a raised decking area for seating. The front offers a block paved driveway providing off road parking for one-two vehicles.

Located on the outskirts of Weymouth, close to Chesil beach, Portland Marina, The Rodwell Trail, The National Sailing Academy and the Jurassic coastline, Wyke Regis is a haven for water sports and walkers. It is also a popular residential area with excellent cafes/restaurants including Billy Winters and the Crab House Café, there are bus links into nearby Weymouth (less than 2 miles away), with The Esplanade and award-winning sandy beach adjacent to the town centre which enjoys a good variety of shops. The property is also situated close to good local schools.



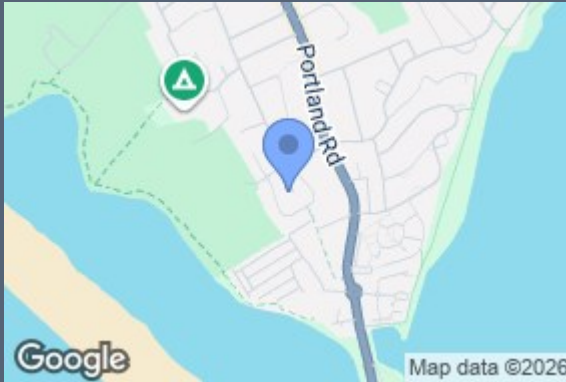
Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band C. Services: - Mains gas, electric & drainage.

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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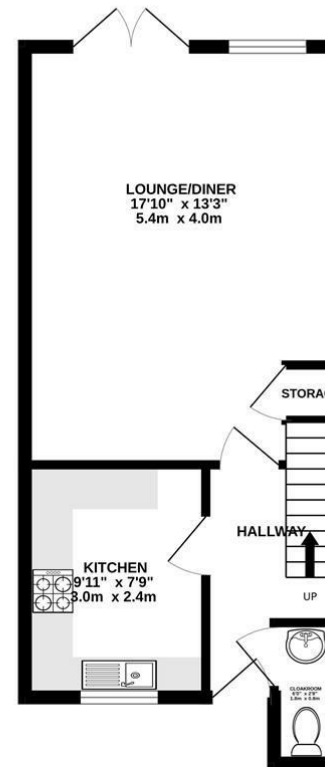
Enclosed low maintenance rear garden and off road parking for one-two vehicles.



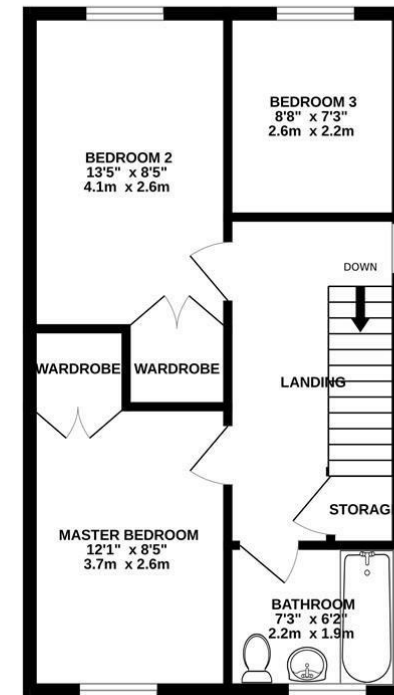
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		70
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

We value more than your property

GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 829 sq.ft. (77.1 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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33 St Thomas Street
Weymouth
Dorset
DT4 8EJ
01305 787434
sales@beaumontjones.co.uk
www.beaumontjones.co.uk