



Instinct Guides You



Dover Road, Weymouth Offers In Excess Of £300,000

- Two Bedrooms Plus Attic
- Southerly Garden
- Detached Workshop
- Ample Off Road Parking
- Beautifully Presented
- Moments From Coast
- Conservatory
- Two Reception Rooms



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Situated in the popular and established residential area of Wyke Regis, this beautifully presented two bedroom house with attic offers spacious accommodation arranged over three floors. Benefitting from a generous southerly facing rear garden, detached workshop, conservatory and a useful attic, the property is ideally positioned just moments from the water's edge and Rodwell Trail.

The property is approached via a pathway leading to the front entrance. Upon entering, the hallway provides access to the principal ground floor accommodation. Positioned to the front is the dining room, a bright reception space featuring a dual aspect window and room for dining furniture. To the rear, the lounge enjoys a feature fireplace with log burner and opens directly into the conservatory, creating an excellent additional reception area with views over and access to the rear garden.

The kitchen is fitted with a range of wall and base units with work surfaces over with space for a range cooker and further white goods. Beyond the kitchen is a useful rear porch providing access to the garden and a convenient ground floor cloakroom.

The first floor comprises two generous double bedrooms. Bedroom one benefits from fitted storage and ample space for furnishings, whilst bedroom two is a further well proportioned double room. The family bathroom is fitted with a bath and wash hand basin, with a separate WC located adjacent for convenience.

A staircase rises to the second floor where a substantial loft space provides useful ancillary accommodation and storage. Benefitting from skylights and additional windows, the space enjoys excellent natural light and offers flexibility for a variety of uses, subject to any necessary consents.



Room Dimensions

Lounge 12'11" x 10'11" (3.94 x 3.33)

Conservatory 10'9" x 7'9" (3.28 x 2.37)

Dining Room 9'0" x 8'10" (2.75 x 2.71)

Kitchen 9'10" x 8'11" (3.01 x 2.72)

Bedroom One 13'1" max x 10'9" (4.0 max x 3.3)

Bedroom Two 13'1" x 8'7" plus recess (4.0 x 2.62 plus recess)

Attic 17'5" x 9'4" (5.31 x 2.86)

Workshop 17'1" x 8'10" (5.23 x 2.71)



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 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	

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