

AUSTIN
ESTATE AGENTS



Mountbatten Close

Wyke Regis, Weymouth DT4 9ET

- Detached, Split Level Family Home
 - Four Bedrooms
 - Modern Fitted Kitchen
- Family Bathroom & En-Suite Shower Room
 - Gardens to the Front & Rear
- Spectacular Elevated Coastal Views
 - Spacious Lounge / Diner
 - Conservatory
- Double Glazing & Gas Central Heating
- Driveway, Integral Garage & Further Allocated Parking

Asking Price £380,000 Freehold



GROUND FLOOR

Entrance Hallway

Lounge / Diner

13'10" max x 17'6" max

Kitchen

6'6" max x 14'2" max

Conservatory

13'8" max x 9'7" max

Bedroom One

10'5" max x 10'4" max

En-Suite Shower Room

6'2" max x 7'7" max (L Shaped Room)

LOWER GROUND FLOOR

Bedroom Three

9'12" x 11'6"

Utility Area

5'7" x 2'5"

FIRST FLOOR

Bedroom Two

10'2" x 14'8"

Bedroom Four

10'2" x 6'9"

Bathroom

7'1" x 4'9"

OUTSIDE

Front & Rear Gardens

Integral Garage

10'4" x 15'9"

Driveway & Allocated Parking

Enjoying spectacular panoramic coastal views across Portland, Chesil Beach and the English Channel, this impressive four-bedroom detached split-level home offers spacious and versatile accommodation in a quiet residential close. The property benefits from double glazing, gas central heating, a modern fitted kitchen and bathroom, en-suite shower room, private driveway, integral garage and an additional allocated parking space.

The accommodation is arranged over three levels. A welcoming reception hallway hosts stairs to the first floor and lower ground floor. The light and airy lounge has patio doors opening directly into the conservatory, which features UPVC double glazing, access to an external veranda and provides the perfect vantage point to enjoy the elevated views. The modern kitchen is fitted with a range of units, integral gas hob and fridge freezer, plumbing for a dishwasher and dual-aspect windows. Doors connect the kitchen to both the conservatory and lounge. Also on the ground floor is a spacious double bedroom with side aspect window and a private ensuite comprising WC, wash hand basin and shower cubicle.

The lower ground floor offers a further double bedroom with French doors opening onto the rear garden, together with a utility area including plumbing for a washing machine and wash hand basin. This area could form an additional ensuite or be used as a reception room.

To the first floor are two double bedrooms, with the principal bedroom enjoying exceptional views and built-in wardrobes. The family bathroom comprises a vanity wash hand basin, WC, P-shaped bath with shower over, heated

towel rail and tiling.

Externally, the property features a private driveway leading to the integral garage with electric door, an additional parking space, lawned front garden and gated side access. The rear garden is mainly laid to lawn with established planting, magnificent views and a block-built workshop offering excellent storage or workspace.

The property is situated within sought after location of Wyke Regis, where there is access to local shops, public houses, well-regarded schools and other amenities, such as a library and health centre. The area is served by a bus route which runs frequent services directly into Weymouth and to Portland, respectively. The Fleet Nature Reserve is also within walking distance of the property, where wonderful coastal walks can be enjoyed. The wonderful facilities at the National Sailing Academy, Portland Harbour and Osprey Quay Marina are a short drive away.

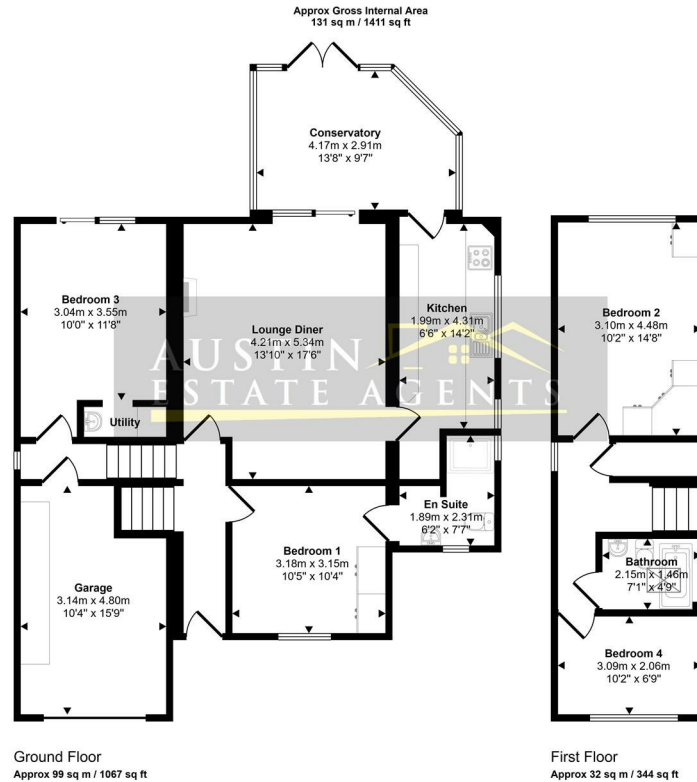
For more information, or to book an appointment to view this stunning family home, please contact Austin Estate Agents.







Local Authority Dorset Council
Council Tax Band E
EPC Rating D



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.