



All Saints Road | Wyke Regis | Weymouth | DT4 9EZ

£310,000

BEAUMONT  JONES

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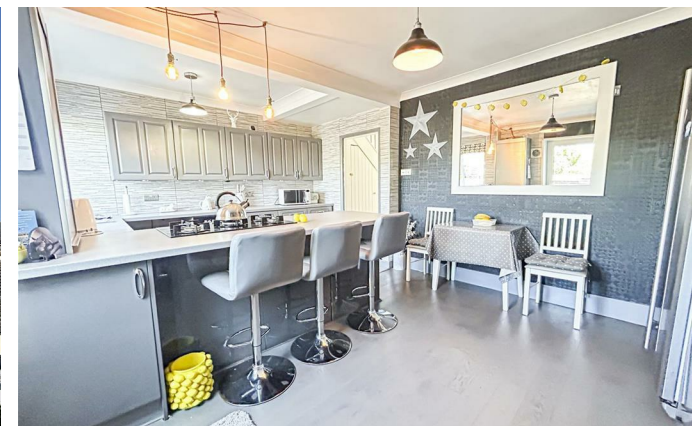
Set within a charming nook of Old Wyke is this spacious three bedroom family home with westerly garden. The property features attractive red brick elevations and character features blending timeless charm and modern convenience across three floors and excellent proportions throughout. Additionally, the home boasts two shower rooms, spacious kitchen diner with modern fitted kitchen and raised front terrace. Amenities are at a mere stroll from this stunning period home.

- Charming Period Property
- Westerly Rear Garden and Front Terrace
- Two Shower Rooms
- Some Sea Views
- Three Double Bedrooms
- Spacious Kitchen/Diner
- Generous Proportions Throughout Three Floors
- Old Wyke Regis

Full Description

Steps rise to the home with a front terrace, laid to patio, lending itself nicely to the morning sun. The home's leafy outlook includes views towards the church and Old Wyke Village - adding to the charm and serenity of the area.

Beyond the striking red brick elevations, the initial hallway guides you into the home. At the first left is the lounge. Excellent proportions and high ceilings combine with the box bay window to create an abundance of light and space whilst enjoying ample proportions for sofas and further furnishings.



Attractive red brick elevations and character features blending timeless charm and modern convenience with spacious proportions throughout.



The rear of the ground floor hosts the kitchen diner, a standout feature of the home spanning the width of the property and offering a social space with westerly aspect. To one side, base level units wrap around to offer exemplary counter and storage space with sink and 5-ring gas hob within. An array of eye level units offer additional storage, too. The dining area has proportions suited to a dining area with additional large double cupboard and space for a double fridge freezer with storage above, too. A pantry-style cupboard provides additional storage or utility space next to the back door to complete the ground floor.

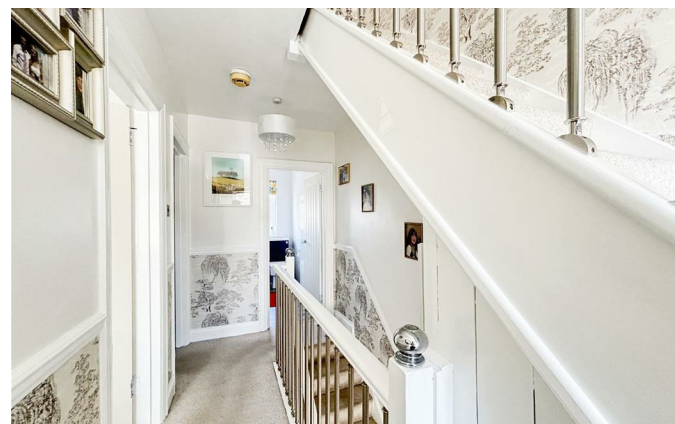
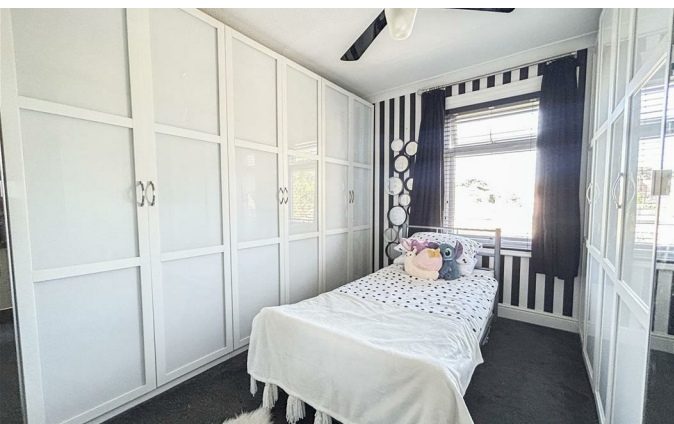
Rising to the first floor, the shower room is straight ahead and features stylish textured white tiles and grey wood effect flooring alongside the large walk in shower, toilet and basin. Adjacent, Bedroom Three is a comfortable double with space for more furnishings. Completing the first floor, Bedroom Two is also a double with a touch more floor space thanks to the character box bay window.

The entire top floor is the main bedroom - an excellent double with dual aspect windows and some sea views towards Portland and Chesil Beach. Alongside, a rear Dormer allows for an ensuite shower room with toilet and basin, also.

Outside, the low maintenance rear garden enjoys a westerly aspect for the evening sun and is laid to decking for ease.

Located in Old Wyke, one of Weymouth's most historic and charming locales, there is an abundance of amenities at just a short stroll as well as easy access to the Fleet Lagoon and Chesil Beach.

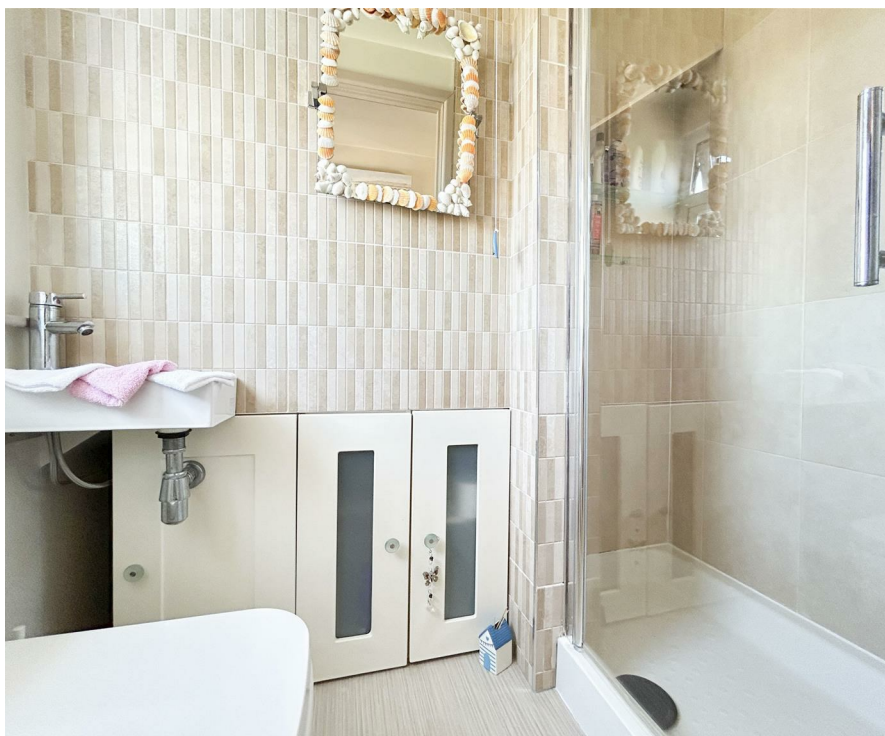
Rating Authority: - Dorset (Weymouth & Portland) Council.
Currently Business Rates, previously Council Tax Band C.



Services: - Gas central heating. Mains 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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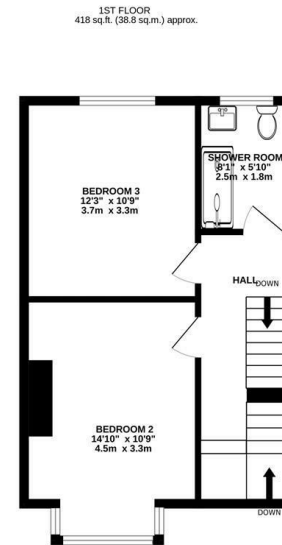
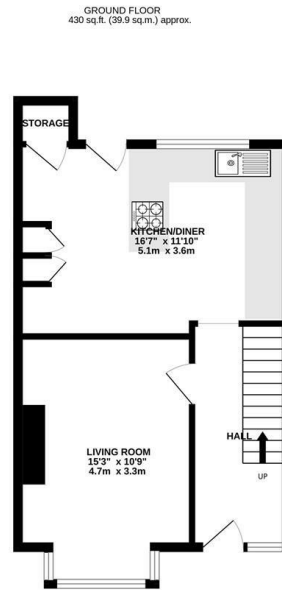


Three Double Bedrooms and Open Plan Kitchen/Diner set across three floors set with Westerly Rear Garden and Front Terrace in Old Wyke Regis.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	65	85
(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



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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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