Instinct Guides You



Smallmouth Close, Wyke Regis, Weymouth
£450,000

- No Onward Chain
- Option To Buy Fully Furnished
- Stunning Sea Views
- Stonesthrow To Waters Edge
- Balcony With Far Reaching Views
- Close To Bus Route & Rodwell Trail
- Well Presented Throughout
- Spcacious Living Roon With Bay Window
- Low Maintanece Rear Garden
- Family Bathroom & Ground Floor Shower Room







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The Property Ombudsman

Situated in the highly desired location of Smallmouth Cove, this attractive three-bedroom property enjoys a wonderful coastal setting, just a stone's throw from the water's edge. Benefitting from beautiful sea views and a balcony from which to enjoy the surrounding scenery, the property is offered with NO ONWARD CHAIN and also presents the opportunity to be purchased fully furnished. This makes it an appealing prospect for those seeking a permanent coastal home, a seaside retreat or investment as currently holiday let.

The accommodation is arranged over two floors and provides well-proportioned living space throughout. The welcoming lounge forms the heart of the home, offering a comfortable space in which to relax and unwind. A bay window beautifully frames views across part of Smallmouth Cove, allowing the coastal setting to be enjoyed from within. An opening leads through to the dining area, which in turn connects to the adjoining kitchen, creating a sociable and practical arrangement. The kitchen is fitted with a range of cabinetry and provides space for appliances, while the ground floor is completed by a well-proportioned shower room.

Upstairs, the property offers three bedrooms, a family bathroom and a superb balcony, where the coastal outlook really comes into its own. The principal bedroom is a particular highlight, enjoying access to the balcony and elevated views towards the water, creating a wonderful spot to appreciate the seaside surroundings. The family bathroom is fitted with a bath with shower over, wash hand basin and WC, complemented by modern tiling.

Externally, the rear garden has been designed with ease of maintenance in mind. A generous patio area adjoins the property, with a pathway leading up to a raised decked seating area, providing an ideal space for outdoor dining, entertaining or simply making the most of the sunshine.

Smallmouth Cove is an especially popular location within Weymouth, prized for its attractive coastal views.

Lounge 17'3" x 14'10" (5.27 x 4.53)

Dining Room 9'6" x 7'11" (2.91 x 2.43)

Kitchen 8'8" x 6'7" (2.66 x 2.03)

Bedroom One 13'5" x 8'9" (4.11 x 2.69)

Bedroom Two 12'4" x 8'5" (3.77 x 2.57)

Bedroom Three 8'11" x 6'5" (2.74 x 1.97)

Bathroom

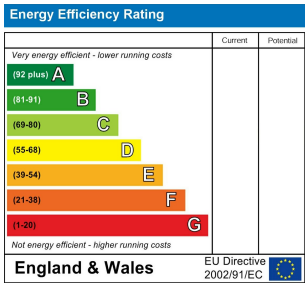
Shower Room

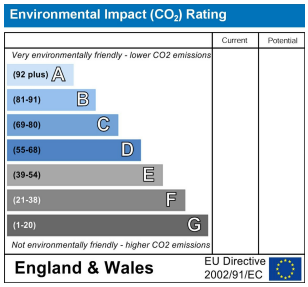


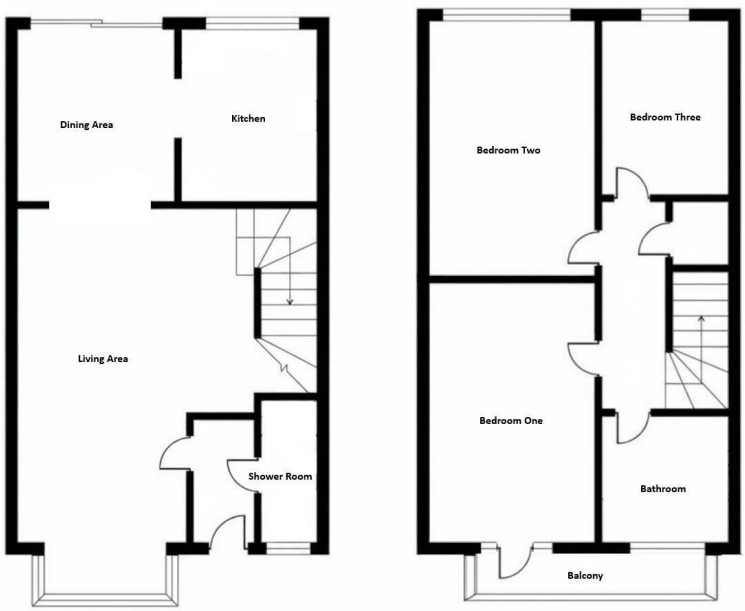












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