





Williams Avenue

Wyke Regis, Weymouth DT4 9BW

- Deceptively Spacious Mid Terrace Family Home
- Three Double Bedrooms
- Fitted Kitchen
- Mostly Double Glazed with Gas Central Heating
- Close Proximity to Local Shops & Amenities
- Some Modernisation Required
- Spacious Lounge / Dining Room
- Ground Floor Bathroom
- Front & Rear Gardens
- Rodwell Trail & Local Beaches within Walking Distance



Guide Price £220,000 Freehold







SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch

Entrance Hallway

Lounge / Dining Room
11'10" max x 24'7" max

Kitchen
7'4" x 9'10"

Inner Lobby

Bathroom

FIRST FLOOR

First Floor Landing

Bedroom One
13'4" x 13'11"

Bedroom Two
10' x 10'11"

Bedroom Three
7'6" x 9'7"

OUTSIDE

Front Garden

Rear Garden

We are delighted to offer for sale this deceptively spacious three-bedroom family home, situated in the popular residential area of Wyke Regis. Boasting generous reception accommodation, three well-proportioned bedrooms and a good-sized rear garden, the property presents an excellent opportunity for a purchaser looking to modernise and create a home tailored to their own taste and style.

The accommodation begins with a welcoming entrance lobby leading into the reception hallway, where stairs rise to the first floor and a door opens into the spacious lounge/dining room. The lounge area is positioned to the front of the property and benefits from a large double-glazed bay window, allowing plenty of natural light to flood the room. The dining area provides ample space for family meals and entertaining, with a window overlooking the rear garden and further benefits from an understairs storage cupboard.

A door at the rear of the dining room leads through to the kitchen, which is fitted with a range of matching wall and base units with worktop surfaces, together with space and plumbing for domestic appliances. An inner lobby to the rear provides access to the garden and ground-floor bathroom comprising a WC, pedestal wash hand basin and panelled bath with shower over.

To the first floor, the landing provides access to all three bedrooms. Bedroom one is a particularly generous room, spanning the full width of the property and featuring a large double-glazed bay window to the front, together with wardrobes to one wall. Bedrooms two and three are both good-sized double rooms, situated to the rear of the property.

Externally, the property benefits from a generous rear garden incorporating two patio areas and a lawned area. This provides a pleasant outdoor space with plenty of potential for further landscaping and enhancement.

Wyke Regis is a popular residential location offering a good selection of local amenities, including shops, pubs, restaurants, doctor's surgery and well regarded schools. The area is also well suited to those who enjoy an outdoor lifestyle, with coastal walks, open spaces and popular dog-walking routes all close by.

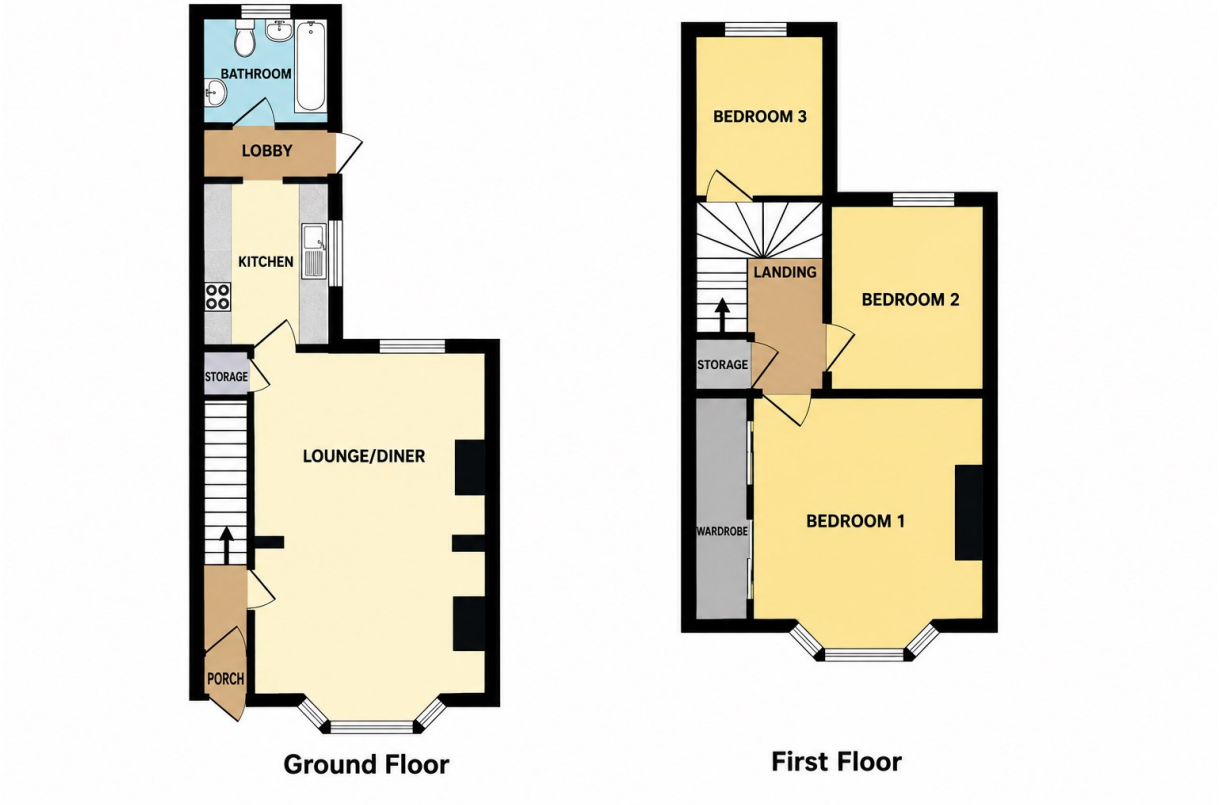
For further information or to arrange your viewing, please contact Austin Estate Agents.







Local Authority **Dorset Council**
Council Tax Band **B**
EPC Rating **D**









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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.