



St. Davids Road | Weymouth | Dorset | DT4 9LP

**Offers Over £395,000**

BEAUMONT  JONES

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Dorset | DT4 9LP  
Offers Over £395,000**

This spacious 1930's detached house is set in a popular residential location in Wyke Regis. Occupying a generous size plot with pretty rear garden and open outlook, this would make an excellent family home. Accommodation includes; entrance hall, open-plan living/dining room, kitchen with separate utility/lean to, garden room/second reception, three bedrooms, family bathroom and separate cloakroom. To the front there is a driveway offering off-road parking.

- Spacious 1930's Family Home
- Well-Presented Through-out
- Beautiful Rear Garden
- Three Bedrooms (Two Double Bedrooms & One Large Single Bedroom)
- Scope for Extension (Subject to Consent)
- Driveway Offering Off-Road Parking for One Car

**Full Description**

**Accommodation**

Entrance to the property is via the front door into a useful porch with space for hanging coats and a further door opening into the welcoming hallway. Stairs rise to the first floor with under stairs storage and doors to the following rooms. The open-plan living/dining room spans across the front of the house with two attractive bay windows and plenty of space for furniture - a lovely open family friendly room. The kitchen is adjacent and offers a range of wall and base units with built-in oven and gas hob, sink and drainer. There



Spacious 1930's detached family home in Wyke Regis



is a rear aspect window and door opening into the utility room/lean to. This room offers views over the beautiful garden with additional worktop space, space and plumbing for a washing machine and further undercounted appliances. There is an additional reception room offering views and sliding doors into the garden, this would be an ideal snug, garden room, home office or separate playroom for children.

Stairs rise and turn to the first floor landing with lovely open views from the window over the garden and beyond. The master bedroom is a generous sized double bedroom with large box bay window and built-in double wardrobe. Bedroom two is a another generous double bedroom with similar front aspect window. Bedroom three is a good sized single bedroom with rear aspect window. The family bathroom has a white suite with a bath, shower with screen over, bidet and pedestal wash hand basin. The adjacent cloakroom has a low level WC and side aspect window.

#### Outside

To the front of the property is a driveway offering off-road parking, the remainder of the garden is laid to gravel with pretty plantings and shrub borders providing privacy. The rear garden is beautifully laid out with a patio area abutting the property and a path leading you down this mature and well stock rear garden. There is a pond area and several lawned sections with mature shrubs and pretty flowers either side.

#### Location

Located on the outskirts of Weymouth, close to Chesil beach, Portland Marina, The Rodwell Trail, The National Sailing Academy and the Jurassic coastline, Wyke Regis is a haven for water sports and walkers. It is also a popular residential



area with excellent cafes/restaurants including Billy Winters and the Crab House Café, there are bus links into nearby Weymouth (less than 2 miles away), with The Esplanade and award-winning sandy beach adjacent to the town centre which enjoys a good variety of shops. The property is also situated close to good local schools.

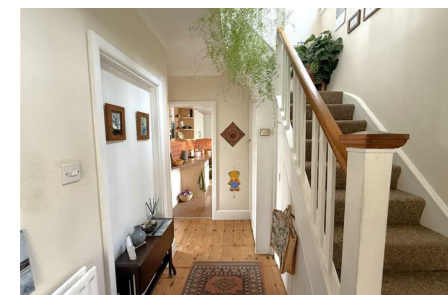
Rating Authority: - Dorset (Weymouth & Portland) Council.  
Council Tax Band D. Services: - Gas Central Heating. Mains electric & drainage.

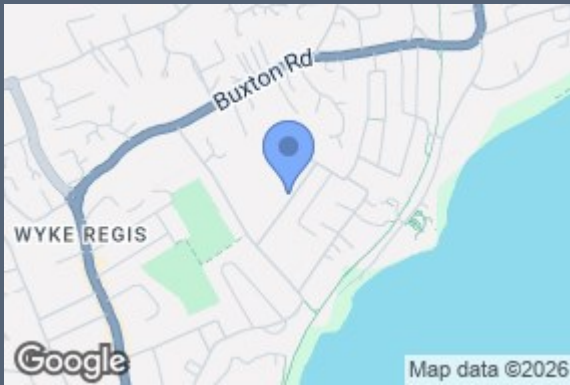
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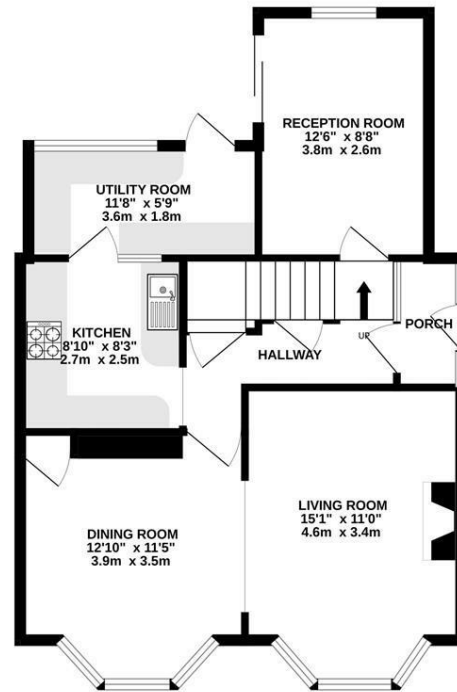
Well presented throughout with beautiful rear garden



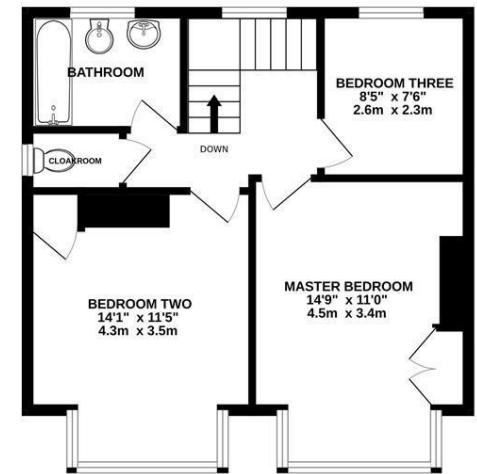


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>75</b>

GROUND FLOOR  
625 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR  
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1110 sq.ft. (103.1 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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*We value more than your property*

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