



Rylands Lane

Wyke Regis, Weymouth DT4 9PZ

- End Terraced Home
- Two Separate Reception Rooms
- First Floor Shower Room, Additional WC & Ground Floor Shower Room
- Double Glazing & Gas Central Heating
- Close to Local Beaches & Amenities
- Two Double Bedrooms
- Modern Fitted Kitchen
- Separate Lobby / Utility Area
- Gardens to the Front & Rear
 - No Onward Chain

Asking Price £235,000 Freehold



SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge

16'5" x 13'1"

Dining Room

10'6" x 10'6"

Kitchen

10'6" x 12'6"

Lobby / Utility Area

6'9" x 12'5"

Shower Room

6'9" x 6'0"

FIRST FLOOR

First Floor Landing

Bedroom One

13'1" max x 16'4" max

Bedroom Two

10'7" x 16'3"

Shower Room

6'0" x 7'11"

WC

5'8" x 3'3"

OUTSIDE

Front Garden

Rear Garden

We are delighted to bring to the market this two bedroom, end of terrace house, which is offered for sale with no onward chain. The property has well proportioned accommodation and features two reception rooms, fitted kitchen, separate utility / lobby area, a ground floor wet room, first floor WC and first floor shower room. Outside the property offers well maintained gardens to the front and rear. Situated in Wyke Regis, the property is within walking distance of local amenities as well as local sandy beaches.

On the ground floor, the spacious entrance hallway features a wood twist staircase ascending to the first floor with storage cupboard underneath and doors to the lounge and dining room. The lounge is positioned to the rear of the property and offers a large double-glazed window overlooking the rear garden and feature fireplace. To the front is the dining room with dual aspect windows, which naturally flows into the fitted kitchen with a range of shaker style eye level and base units. There is ample room for domestic appliances, including an American style fridge freezer. A door at the rear flows through to a lobby / utility area with dual aspect windows and doors to both the rear garden and the side of the property. Completing the accommodation on this floor is the wet room with wall mounted wash hand basin, WC, tiled walls and floor and rear aspect double glazed opaque window.

On the first floor, the well proportioned landing area hosts doors to the two bedrooms, shower room, separate WC and storage cupboard. The two

generously sized double bedrooms are both situated to the rear with a pleasant outlook of the rear garden and surrounding area. The modern shower room comprising a wash hand basin and double shower cubicle. A separate WC and wash hand basin can be found in an adjoining room.

Externally, there is a front garden, which is predominantly laid to lawn with steps down to the front door and a wooden gate to the rear garden. A number of houses in this road have created a driveway for two vehicles, which could be a good way to add value to the property (subject to the relevant planning permissions). The long rear garden enjoys a patio area adjacent to the property, which also features a covered pergola / seating area, ideal for entertaining. The remainder is predominately laid to lawn with an attractive range of plants and shrubs to its borders. Two storage sheds and a greenhouse are included within the sale.

The property is situated in Wyke Regis, within close proximity to local shops and amenities such as a medical centre, well regarded primary and secondary schools and regular bus routes to surrounding areas. The Rodwell Trail is within walking distance and provides pedestrian access into Weymouth town centre as well as local beaches, including Smallmouth Bay and Castle Cove.

If you would more information on this property, or would like to make an appointment to view, please contact Austin Estate Agents.



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



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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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.

