



Sandpiper Way | Wyke Regis | Weymouth | DT4 9DP

Offers Over £180,000

BEAUMONT  JONES

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Offered with no onward chain is this well-presented one double bedroom end-of-terrace house situated within a quiet residential cul-de-sac in Wyke Regis. The property boasts some far reaching views out to sea, enclosed front garden, allocated off road parking for one vehicle, living room, modern fitted kitchen, double bedroom with fitted wardrobes and a modern bathroom suite. This would make an excellent first time purchase/downsize, viewing is highly recommended.

- One Double Bedroom End-of-Terrace House
- Enclosed Front Garden
- Allocated off Road Parking For One Vehicle
- Modern Kitchen & Bathroom
- Some Far Reaching Sea Views
- Well-Presented Throughout
- Excellent First Time Purchase/Downsize
- No Onward Chain
- Quiet Cul-de-Sac In Wyke Regis

Full Description

Entrance into the property is via a front aspect double glazed door leading into a small porch with a wooden glazed door leading into living room. Stairs rise to the first floor, open under stairs storage, front aspect double glazed window and plenty of space for furniture. A door leads through to the modern fitted kitchen comprising eye and base level units with work surfaces over, integral oven and microwave oven with inset four ring electric hob and extractor fan over, space and plumbing for a washing machine and dishwasher, side aspect double glazed window enjoying far reaching views out to sea, side aspect double glazed door and an opening leads through to the under stairs storage with power, lighting and space for a fridge/freezer.

The first floor has a landing area with loft access via hatch with a



This well-presented one bedroom freehold house is situated within a quiet residential cul-de-sac in Wyke Regis boasting some far reaching views out to sea.



pull down ladder and partially boards, the boiler is located within the loft and was installed in November 2025. Doors off the landing lead through to the double bedroom and modern bathroom. The double bedroom has a front aspect double glazed window and double fitted sliding door wardrobes. The modern bathroom suite has a panel enclosed bath with a wall mounted mixer shower system over and screen attached, combined vanity wash hand basin and WC with a concealed cistern, partially clad walls, wall mounted towel rail heater and a side aspect double glazed window enjoying far reaching views out to sea.

Outside offers a generous sized enclosed front garden laid to lawn with a shed plus a side garden area laid to patio. There is allocated off road parking for one vehicle.

Located on the outskirts of Weymouth, Wyke Regis is a haven for water sports and walkers. Moments from the Rodwell Trail and Smallmouth Bay – you can quite literally walk down to the shoreline with your paddleboard, as well as being close to Chesil beach, Portland Marina, The National Sailing Academy and the Jurassic coastline. It is also a popular residential area with excellent cafes/restaurants including Billy Winters and the Crab House Cafe, there are bus links into Weymouth and convenience shops nearby.

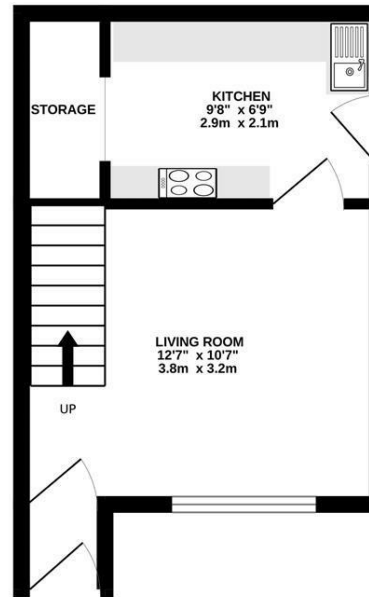
Rating Authority: Dorset (Weymouth & Portland) Council.
Council Tax Band A. Services Gas central heating. Mains electric & drainage.

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. Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

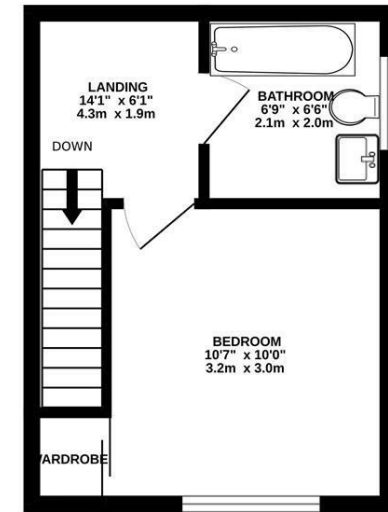


| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | 89 |
| (81-91) B | | | |
| (69-80) C | | 70 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

GROUND FLOOR
227 sq.ft. (21.1 sq.m.) approx.



1ST FLOOR
218 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA: 446 sq.ft. (41.4 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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