

Williams Avenue | Wyke Regis | Weymouth | DT4 9BW

BEAUMONT JONES

Offers Over £240,000

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Located in Wyke Regis is this spacious three bedroom semi detached family home with generous rear garden and some sea views. The property retains timeless charm with excellent scope to modernise throughout and boasts three reception rooms, a separate downstairs cloakroom and attractive bay windowed frontage. An array of amenities, a bus route and parks can be found at just a short stroll making this a superb opportunity to acquire a family home with bags of potential.

- No Onward Chain
- Three Reception Rooms
- Generous Rear Garden
- Wyke Regis
- Downstairs Cloakroom
- Three Bedrooms
- Some Sea Views
- Extensive Scope Throughout
- Characterful Features
- Bus Routes and Amenities Nearby

Full Description

The home's attractive red brick frontage invites you in with a modest front garden setting it back.

Steps rise to the front door, opening into an initial hallway. Stairs run to the left with three storage cupboards beneath whilst the first right accesses the living room. The living room is excellently proportioned with southerly bay window creating an abundance of natural light and additional floor space alongside a feature fireplace creating a focal point for the room. Continuing through the ground floor, the dining room offers additional space with extensive scope to knock







Extensive scope throughout to modernise with three reception rooms, three bedrooms, additional downstairs WC and character features throughout.











through or re-configure; A window looks towards the rear of the property into the Garden Room. Adjacent, the kitchen offers L-shape base level units with additional eye level units across one wall. A sink sits by the side window. Extended from the original footprint, a small hall leads to a useful downstairs WC and store before opening into the Garden Room. The Garden Room benefits windows to two sides for light as well as offering direct access to the garden.

Ascending to the first floor, the initial left opens to Bedroom Three - a large single room with space for a bed or utilisable as an office space. Bedroom Two neighbours this with both benefitting rear windows overlooking the garden. Bedroom Two further boasts built-in storage cupboards either side of the chimney breast for convenience.

Bedroom One fronts the home, a large double room with southerly bay window for additional light and floor space whilst also offering some sea views towards Portland. Further to this, integrated storage cupboards sit to the party wall, either side of the feature chimney. Completing the first floor is the family bathroom with bath, toilet and basin.

The property does have a gas connection but would likely benefit from the installation of an entire gas central heating system as part of refurbishment throughout.

Externally, the home retains a reasonable side access and generous rear garden. An initial patio area leads to a large lawned space with shed and greenhouse to the rear.

Williams Avenue is situated within the ever popular locale of Wyke Regis; With an abundance of amenities (including shops, bakeries, chemists, doctors, dentists, pubs etc.), a bus route and many parks at just a short stroll, the area lends itself to families or anyone looking to enjoy the vast history











and scenery Wyke has to offer.

Rating Authority Dorset (Weymouth & Portland) Council. Council Tax Band C. Services Gas connection (not central heating). Mains electric & drainage.

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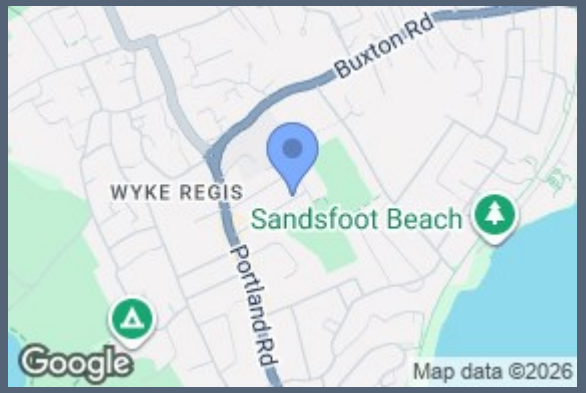


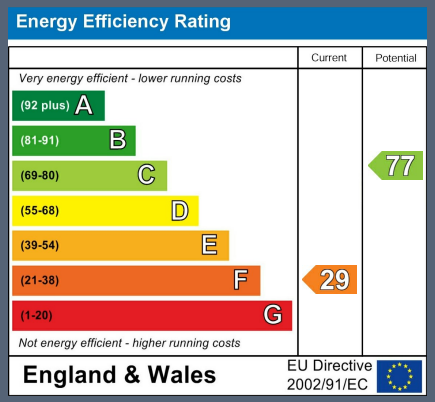


Generous rear garden and some sea views to the front. Located moments from parks, amenities and bus routes.



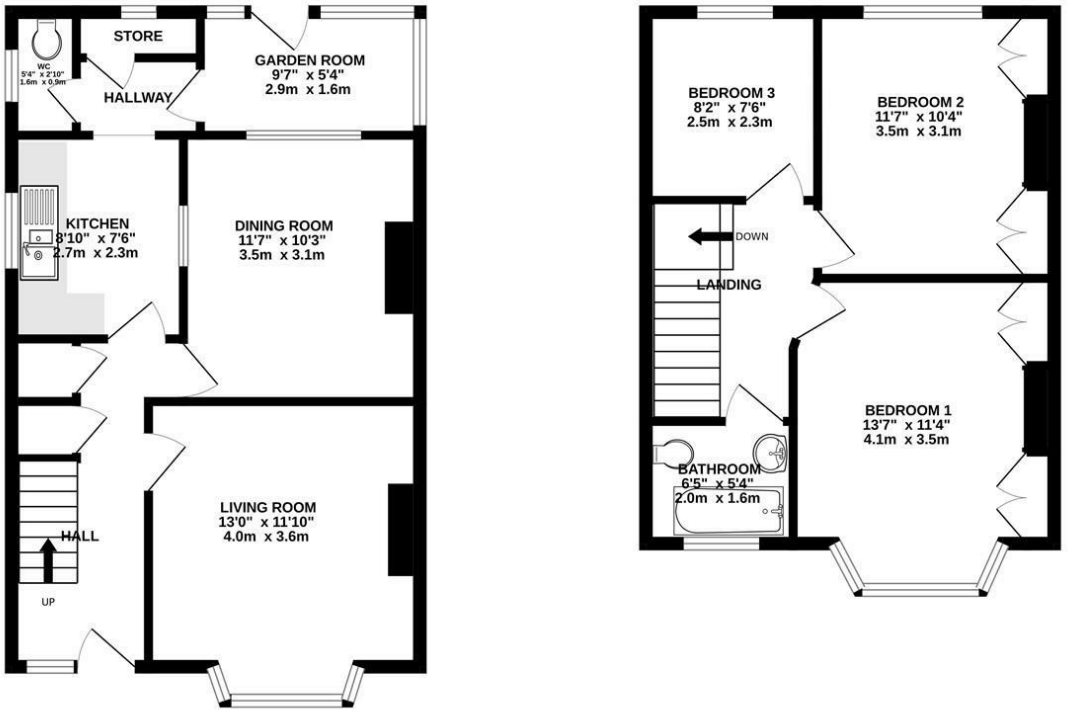






GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.

1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 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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