

Derwent Road | Wyke Regis | Weymouth | DT4 9DE

BEAUMONT JONES

Offers Over £240,000

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Offered with no onward chain, we are delighted to present this spacious two double bedroom semi-detached home, enjoying a South-Westerly facing rear garden and off-road parking for up to two vehicles. Situated within the popular area of Wyke Regis, close to well-regarded schools, local amenities and coastal walks, the property offers well-proportioned accommodation throughout. Internally, there is a comfortable living room, a modern kitchen/diner, a generous conservatory providing additional reception space, a ground floor shower room, and a first floor bathroom serving the two double bedrooms. An ideal purchase for first-time buyers, investors or those looking to downsize, this attractive home is offered for sale with no onward chain and viewing is highly recommended.

- Two Double Bedroom Semi-Detached House
- Excellent First Time Purchase
- Modern Kitchen/Diner
- Two Bathrooms
- Located Within Wyke Regis
- South-Westerly Facing Rear Garden
- Offered With No Onward Chain
- Generous Sized Conservatory
- Off Road Parking For Up To Two Vehicles

Full Description

Entrance to the property is via a side aspect double glazed door leading into a useful entrance porch with dual aspect double glazed windows. A further double glazed door opens into the welcoming hallway, where stairs rise to the first floor, there is a useful understairs storage cupboard, and doors provide access to the ground floor accommodation.

The cosy living room enjoys a front aspect double glazed window and features a gas fireplace as an attractive focal point. The modern fitted kitchen is well-equipped with a range of eye and base level units with work surfaces over, an







Offered with no onward chain and located within the popular location of Wyke Regis.











integrated eye-level double oven, inset four-ring electric hob, and space and plumbing for a washing machine and fridge/freezer. The kitchen also benefits from a side aspect double glazed window, a built-in storage cupboard, and a rear door leading into the conservatory. An opening from the kitchen leads through to the dining area, which offers ample space for a family dining table and chairs, with rear aspect double glazed French doors opening into the conservatory. The spacious double glazed conservatory provides a versatile additional reception space with plenty of room for seating and entertaining furniture. Benefitting from dual aspect windows and doors opening onto the rear garden, it enjoys pleasant views over the outside space. A section of the conservatory has been thoughtfully adapted to create a modern shower room comprising a walk-in shower with wall-mounted mixer shower system, wall-mounted wash hand basin, low-level WC, rear aspect double glazed window, and clad walls.

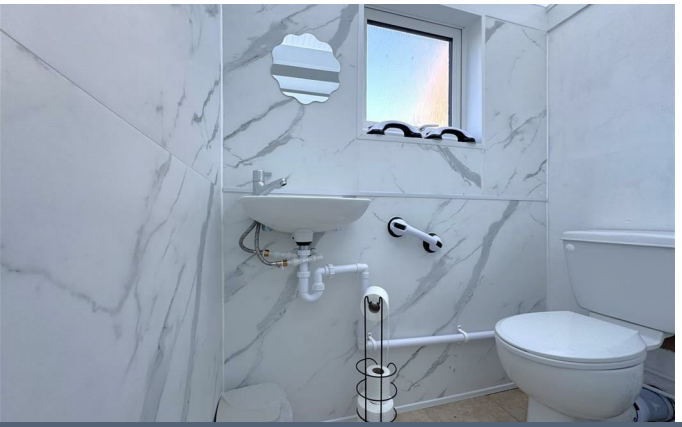
The first floor offers a landing with a side aspect double glazed window, loft access via a hatch, built-in storage cupboard, and doors leading to the two double bedrooms and family bathroom. The principal bedroom is a generous double room featuring two front aspect double glazed windows and a built-in wardrobe. Bedroom two is also a comfortable double room with a rear aspect double glazed window overlooking the garden and a built-in wardrobe. Completing the accommodation is the modern family bathroom, fitted with a four-piece suite comprising a panel-enclosed bath, separate shower cubicle with wall-mounted mixer shower system, vanity wash hand basin, low-level WC, heated towel rail, rear aspect double glazed window, and a combination of tiled and clad walls.

Outside, the property benefits from a generous South-Westerly facing rear garden, enjoying a sunny aspect and providing an excellent space for outdoor entertaining and family enjoyment. The garden is predominantly laid to lawn











with patio and shingle areas, complemented by a variety of planted shrubs and gated side access. To the front, the property offers an attractive tiered garden featuring hard standing, shingle and slate areas with established planted shrubs. A driveway to the side provides off-road parking for two vehicles in tandem.

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 B. Services: - Mains gas, 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.

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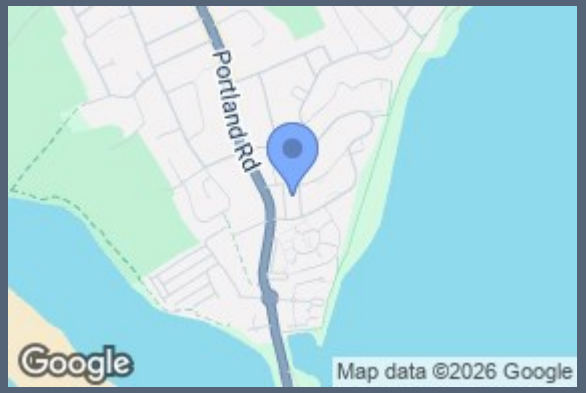


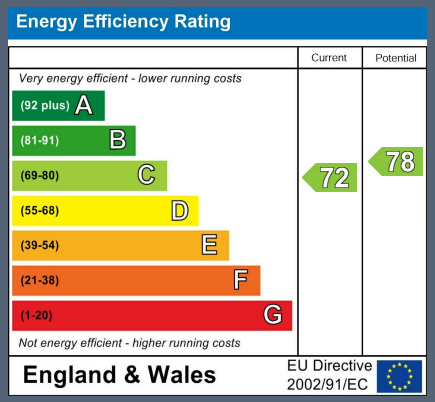
Generous sized South-Westerly facing rear garden & Off road parking for up to Two vehicles.

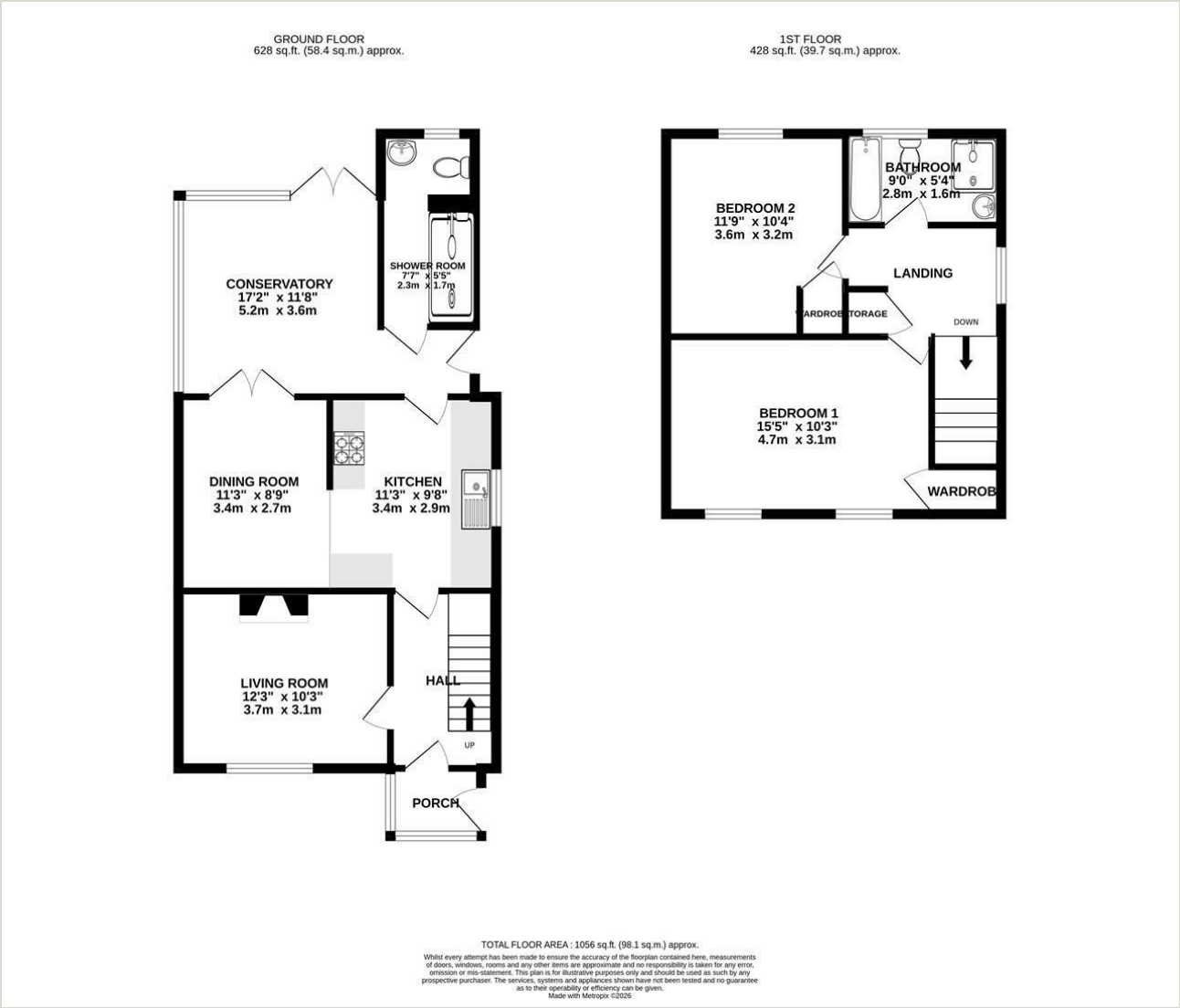












We value more than your property

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