



## Large 3 bed property situated close to beach and local amenities

**Offers Over £350,000** Freehold

**SSTC**

Located in the popular location of WYKE REGIS, Direct Moves bring to market this 3 BEDROOM SEMI DETACHED HOUSE. The property boasts ample living space throughout, offering LARGE LOUNGE, KITCHEN/DINER and THREE DOUBLE BEDROOMS in addition to A MULTI-USE SUMMERHOUSE at rear of garden.

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## THREE BEDROOM PROPERTY located in idyllic WYKE REGIS and close to BEACH.

Located close to the idyllic location of PORTLAND HARBOUR and just a few minutes walk from the Rodwell Trail leading to TOWN CENTRE. Weymouth is a beautiful seaside town situated halfway along the Jurassic Coast and just 7 miles south of the Dorset county town of Dorchester. Its charming harbour and sandy beaches attract numerous visitors and in 2012 it was the venue for the London 2012 sailing events, along with neighbouring Portland. As a result of its affiliation with the Olympics, the town has benefited from improved transport links, including a bypass and a train station.

### Porch

Double glazed composite door, tiled flooring, door to;

### Hallway

Radiator, hanging ceiling light, side aspect single glazed window, power points, stairs to 1st floor, door to;

### Kitchen

- 4.24m x 3.12m (- 13' 11" x 10' 3")

partly tiled splashback, range of eye and base level units, power points, spot lights, side aspect double glazed window, boiler, stainless steel sink with drainer. Space for fridge freezer and washing machine, a ring gas hob, electric oven, door to lounge, archway through to storage cupboards, door to;

### Downstairs WC

Low level WC, radiator, hanging ceiling light, sink with stainless steel mixer tap, rear aspect obscured window.

### Lounge/ Diner

- 4.39m x 8.05m (- 14' 5" x 26' 5")

Front aspect double glazed bay window, radiator, hanging ceiling light, power points, bt point, electric fireplace, sliding doors to;

### Conservatory

- 3.96m x 4.65m (- 13' x 15' 3")

Power points, radiator, hanging ceiling light, part tiled, rear aspect double glazed window, double glazed door leading to garden.

### 1st Floor Hallway

Side aspect obscured window, hanging ceiling light, loft access, doors to bedrooms and bathroom.

### Bedroom 1

- 4.98m x 3.89m (- 16' 4" x 12' 9")

Front aspect double glazed, hanging ceiling light, power points, radiator.

### Bedroom 2

- 3.28m x 4.32m (- 10' 9" x 14' 2")

Rear aspect double glazed window, hanging ceiling light, power points, radiator, storage cupboard.

### Bedroom 3

- 3.1m x 2.26m (- 10' 2" x 7' 5")

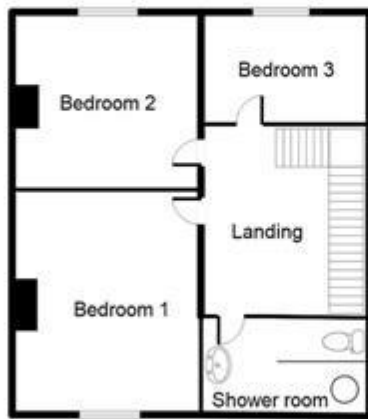
Rear aspect double glazed window, hanging ceiling light, power points, radiator.

### Shower Room

Front aspect double glazed obscured window, heated towel rail, low level WC, double shower, waterfall shower head, spot lights, vanity unit sink, stainless steel sink.







Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.