



## SIX BEDROOM property in the heart of WYKE REGIS

**Offers Over £450,000** Freehold

**SSTC**

Opportunity for an extended family.

LARGE, expansive DETACHED property, currently configured as TWO BEDROOM BUNGALOW with rear access to FOUR BEDROOM house to the rear, both with separate access, kitchens and bathrooms. LARGE WIDE PLOT with detached DOUBLE GARAGE to side

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## SIX BEDROOM with great investment potential.

This SIX BEDROOM property offers a lot of investment potential. Ryemead is in the idyllic area of Wyke Regis, Weymouth. 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.

### Front of Property

Front aspect double glazed door, leading to;

### Hall

Wall mounted radiator.

### Lounge

- 6.86m x 3.35m (- 22' 6" x 11' )

Double aspect room, front aspect double glazed bay window, picture railing, radiator, side aspect double glazed sliding patio door.

### Kitchen

- 6.88m x 2.67m (- 22' 7" x 8' 9")

Fully fitted with a range of eye and base level units, under lighting, 1 1/2 bowl, enamel sink unit, 4 ring electric hob, fitted oven, space and plumbing for washing machine, space for dishwasher, space for fridge, radiator, part tiled walls, tiled floor, single aspect double glazed window, door to;

### Shower Room

- 2.87m x 1.7m (- 9' 5" x 5' 7")

Suite comprising, fully enclosed shower unit, low level WC, pedal hand wash basin, splashback.

### Bedroom 1

- 4.5m x 2.95m (- 14' 9" x 9' 8")

Front aspect double glazed bay window, radiator.

### Bedroom 2

- 2.97m x 2.74m (- 9' 9" x 9' )

Side aspect room with double glazing, wall mounted radiator.

### Inner Hallway

Integral door leading to rear of the property with inner hall.

### Open Plan Kitchen/Lounge

- 6.43m x 5.64m (- 21' 1" x 18' 6")

Double aspect room, fitted with a range of eye and base level units, gas 4 ring hob, over, extractor fan, enamel 1 1/2 sink unit, storage cupboard, space and plumbing for washing machine, dining and sitting area, 2 radiators, double glazed sliding patio door.

### Utility

- 2.51m x 1.65m (- 8' 3" x 5' 5")

Fitted with storage cupboard, stainless steel sink unit, space and plumbing for washing machine, valliant boiler, double glazed door to rear garden.

### Reception 1

- 5.66m x 2.95m (- 18' 7" x 9' 8")

Double aspect room, double glazed windows, 2 radiators, storage cupboard.

### Stairway to 1st Floor

Access to bedrooms, bathroom and loft.

### Bedroom 1



- 5.38m x 5.05m (- 17' 8" x 16' 7")

Double aspect and double glazed windows, under eaves storage.

#### **Bedroom 2**

- 6.2m x 2.59m (- 20' 4" x 8' 6")

Rear aspect room, Velux double glazed windows, radiator, under eaves storage.

#### **Bedroom 3**

- 4.67m x 2.97m (- 15' 4" x 9' 9")

Rear aspect double glazed Velux window, radiator, under eaves storage area.

#### **Bedroom 4**

- 5.89m x 3.35m (- 19' 4" x 11' )

Front aspect room, double glazed windows, radiator, eaves storage.

#### **Bathroom**

- 2.64m x 1.68m (- 8' 8" x 5' 6")

Suite comprising pedal hand wash basin, low level WC, fully tiled walls, panel enclosed bath.

#### **Front**

Block paved driveway providing ample space on the side for development.

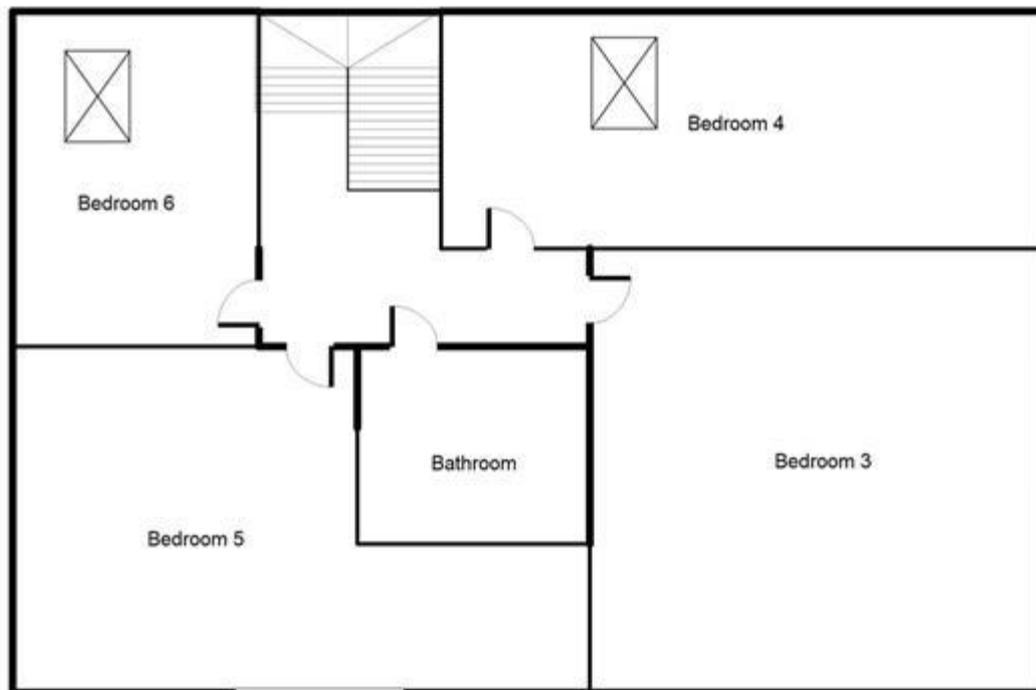
#### **Double Garage**

Under over door with power and light with pitched roof.

#### **Garden**

Garden to the side comprising of shrubs and tree borders, gated access to rear of the annexe, block paved patio.





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.