



Three bedroom **DETACHED** home in **WYKE REGIS.**

Offers Over £350,000 Freehold

SSTC

DETACHED THREE BEDROOM FAMILY HOUSE In WYKE REGIS with ample OFF ROAD PARKING and GARAGE. Features include DOWNSTAIRS CLOAKROOM, LIGHT LOUNGE interconnecting to DINING ROOM, WRAP AROUND CONSERVATORY, GARAGE to side. This property is LOCAL to great JUNIOR and SECONDARY SCHOOLS. SHORT STROLL to BEACH.

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THREE BEDROOM DETACHED house in popular location of WYKE REGIS.

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

Double glazed door to an enclosed porch, front door to:

Hallway

Radiator, under stairs cupboard housing meters.

Downstairs Cloakroom

Low level WC, rear aspect double glazed frosted window.

Lounge

- 4.27m x 3.35m (- 14' x 11')

Front aspect double glazed room, radiator, fireplace with inset gas fire and wooden mantle and ornate heath, double doors to;

Dining Room

- 3.66m x 2.74m (- 12' x 9')

Front aspect double glazed window, single radiator, coving, doorway to;

Kitchen

- 3.66m x 2.13m (- 12' x 7')

Rear aspect double glazed window, fitted with a range of base and eye level units, 1 1/2 enamel bowl sink unit with mixer tap. Space for a cooker, extractor fan, space for dish washer, space and plumbing for washing machine. Ideal gas central heating boiler, space for fridge freezer, part tiled walls, door to;

Sun Room

- 4.27m x 2.44m (- 14' x 8')

Rear aspect and fully double glazed windows, double glazed doors to garden, radiator.

Stairway to 1st Floor

Rear aspect double glazed window.

Landing

Rear aspect double glazed window, single radiator, access to loft.

Bed 1

- 4.57m x 3.35m (- 15' x 11')

Front aspect double glazed window, single radiator, coving.

Bed 2

- 3.66m x 2.74m (- 12' x 9')

Front aspect double glazed window, radiator.

Bedroom 3

- 2.44m x 2.13m (- 8' x 7')

Rear aspect double glazed window, radiator.

Bathroom

- 2.44m x 1.52m (- 8' x 5')

Suite comprising pedal stool mixer tap, low level WC, panel enclosed back, double radiator, part tiled walls.

Outside



Outside Front

Extensive block paving providing parking for several cars.

Garage

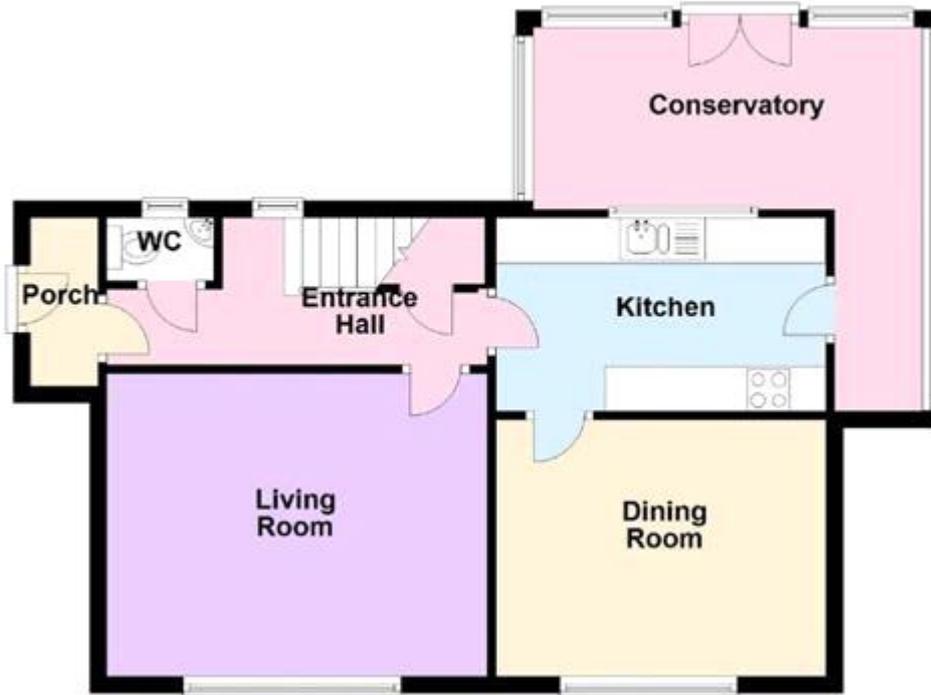
Single garage with own driveway.

Rear Garden

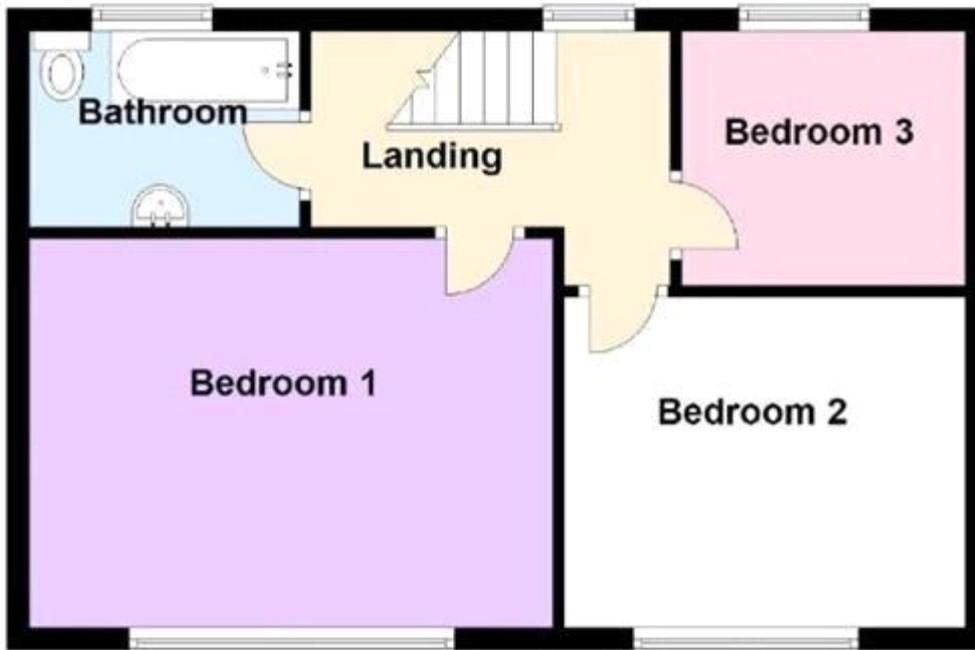
Mainly paved with fully enclosed fencing, raised decking area, pond, space to both sides.



Ground Floor



First Floor



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/fitments 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.