



Doncaster Road, Weymouth

Offers Over £260,000 Freehold

A GENEROUS THREE BEDROOM LINK-DETACHED FAMILY HOME PRESENTED to a modern standard throughout. Situated in the popular Wyke Regis within close proximity to the Rodwell Trail and Chesil Beach. This property boasts downstairs cloak room with space for utility's, open plan living space and OWN DRIVEWAY.

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UNIQUELY designed three bedroom family home in Wyke Regis

Doncaster Road is in the sought after area of Wyke Regis. Popular with growing families this property has all the benefits Weymouth has to offer. Short stroll takes you to the quiet sandy beach of Sandsfoot, or perhaps a slightly longer but picturesque walk down the Rodwell Trail into Weymouth Town Center. Just down the road from the All Saints Secondary School, Wyke Regis Junior School and Wyke Regis Infant /Nursey. Always just a short drive from local amenities and large supermarkets.

Weymouth is a beautiful seaside town situated halfway along the Jurassic Coast and just 7 miles south of the Dorset county town of Dorchester. The Jurassic Coast is an ideal location for a range of activities from water sports to hiking routes along the various cliffs, fossil hunting and rock climbing.

Tenure: Freehold

Entrance

Double glazed door to;

Hallway

Large open hallway with newly laid carpet, large under stairs space with electric board, doors to lounge and downstairs WC, door to rear garden.

Kitchen

- 3.05m x 3.05m (- 10' x 10')

Front aspect room with double glazed window overlooking parking. Large open plan room fitted with a range of base and eye level units, built in gas hob, built in electric oven with stainless steel extractor fan overhead, 1 1/2 stainless steel sink unit with hot and cold mixer taps, fitted dish washer, space for fridge freezer and archway through to;

Lounge

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

Front aspect room with large full length windows overlooking front and courtyard area. Room feature archway to both kitchen and dining area, wall mounted radiator and power points.

Dining Area

- 3.66m x 3.35m (- 12' x 11')

Side aspect room with double glazed sliding patio doors to corner courtyard, wall mounted radiator and power points.

Downstairs Cloakroom

Large cloakroom with low level WC and wall mounted sink with tiled backsplash. Space and plumbing for washing machine.

Stairway to 1st Floor

Large open plan hallway with double glazed Velux window, wall mounted radiator and doors to;

Bedroom 1

- 3.05m x 3.35m (- 10' x 11')

Side aspect room with double glazed windows. Room features wall mounted radiators, power points and TV point.

Bedroom 2

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

Side aspect double glazed windows, wall mounted radiator, power points and TV point.

Bedroom 3

- 3.05m x 2.13m (- 10' x 7')

Front aspect room with double glazed window. Wall mounted radiator, power points and TV point.

Bathroom

Bathroom suite fitted with a P shaped panel enclosed bath, glass



panel, shower attachment with hot and cold taps, low level WC, freestanding sink with vanity beneath, and tiled surround. Velux window.

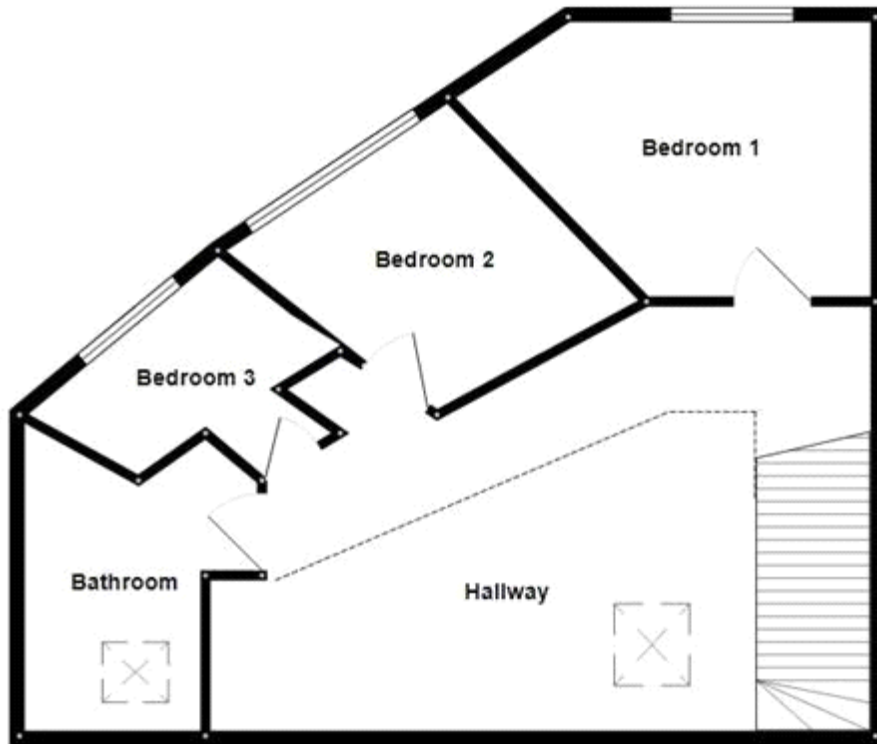
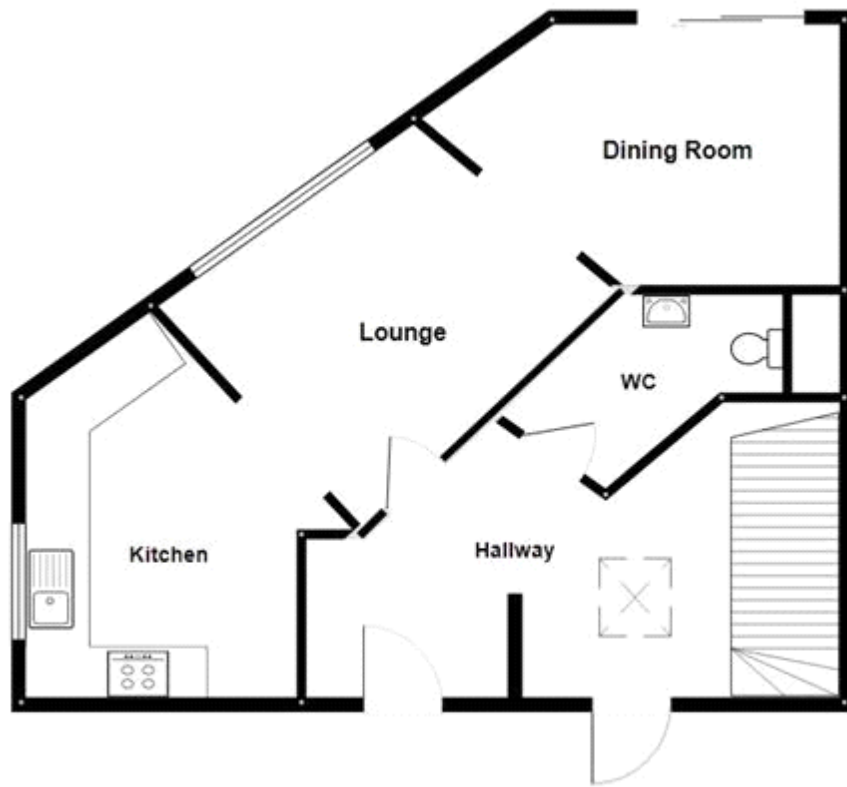
Front of Property

Low brick wall with block paved driveway leading to car port, brick paving takes you to the side courtyard, laid with flower borders.

Rear Garden

Fully fence enclosed, low maintenance rear garden, patio with steps up to lawn area, side gate leading to front of the property and bin storage area.





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.