



Gallwey Road Wyke Regis, Weymouth DT4 9AJ

- Terraced Family Home
- Two Double Bedrooms
- Fitted Kitchen & Separate Utility Area
- Easily Maintained Gardens to the Front & Rear
- Well Presented Throughout
- Separate Lounge & Dining Room
- Contemporary Bathroom
- Close to Local Shops & Amenities In Wyke Regis

Offers In Excess Of £220,000 Freehold



SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge Area
10'1" plus bay x 9'1"

Dining Room
14'4" max x 9'1" max

Kitchen
10'5" x 7'8"

Bathroom

Lean To

FIRST FLOOR

First Floor Landing

Bedroom One
14'12" max x 10'1" max

Bedroom Two
15'1" max x 9'2" max

OUTSIDE

Front Garden

Rear Garden

We are pleased to bring to the market this well-presented, two double bedroom, family home, ideally located near the local shops and amenities of Wyke Regis. The property offers spacious and thoughtfully arranged accommodation, including two double bedrooms, a lounge, dining room, modern fitted kitchen, lean-to, and a ground floor bathroom. Outside, there are low-maintenance gardens to both the front and rear.

The property is accessed via a welcoming entrance hallway, with stairs rising to the first floor and access into the dining room, which features a rear aspect double glazed window overlooking the lean-to. To the front, the layout flows seamlessly into the lounge, where a large double glazed bay window provides excellent natural light, complemented by a feature fireplace.

From the dining room, a door leads into the modern kitchen, fitted with a range of wall and base units, an integrated hob and oven, and space for additional appliances. A side aspect window and door provide access to the lean-to, offering useful covered storage. The ground floor is completed by a contemporary bathroom, comprising a panelled bath with shower over, pedestal wash basin, WC, heated towel rail, and stylish metro tiling.

Upstairs, the landing provides access to two double bedrooms. The main bedroom is positioned at the front of the property, spanning its full width and benefiting from fitted wardrobes. The second bedroom, an L-shaped room, enjoys two rear aspect double glazed windows.

Externally, the property benefits from easy-care gardens to both the front and rear. The rear garden is mainly laid to decking, with a pathway leading to a substantial workshop/outhouse.

Situated in Wyke Regis, the home is conveniently close to a range of local amenities, including shops, regular bus services, a health centre, dentist, convenience stores, beauty salon, and hairdressers. Well-regarded primary and secondary schools are also within easy walking distance.

For further information or to arrange a viewing, please contact Austin Estate Agents.



Local Authority **Dorset Council**
Council Tax Band **B**
EPC Rating **D**



GALLWEY ROAD, WYKE REGIS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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