



Broadmeadow Road | Wyke Regis | Weymouth | DT4 9BT

£375,000

BEAUMONT  JONES

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We are delighted to offer a well-presented and modernised three bedroom semi-detached family home within a quiet residential cul-de-sac in Wyke Regis. With well regarded schools close by and local amenities the property boasts a generous sized driveway providing off road parking for up to three vehicles, bay fronted living room, modern kitchen/diner, large rear garden, garage, utility room and a stylish bathroom. Viewing is a must to be appreciated.

- Immaculate Three Double Bedroom Semi-Detached Family Home
- Quiet Residential Cul-De-Sac In Wyke Regis
- Driveway Providing Off Road Parking For Two/Three Vehicles
- Stunning Kitchen/Diner
- Close To Well Regarded Schools and Local Amenities
- Large Rear Garden and Garage

Full Description

Entrance into the property is via a side aspect double glazed door leading into a porch with a further double glazed door into the welcoming hallway with stairs rising to the first floor, two built in understairs storage cupboard and doors lead through to the main principle rooms. The living room offers a cosy feel with a front aspect double glazed bay window. The spacious kitchen/diner is the main hub of the home which offers a contemporary shaker style fitted kitchen comprising eye and base level units with Quartz work surfaces over, tiled splashbacks around, integral eye level oven with inset four ring electric hob and extractor hood over, integral

The property is located within a quiet residential cul-de-sac in Wyke Regis which is ideally situated close to well regarded schools, making this the perfect family home.

fridge/freezer and dishwasher, side aspect double glazed window, double glazed double doors opening onto the rear garden, plenty of space for a dining table and chairs and a rear aspect double glazed door leads into the utility room offering space and plumbing for washing machine, double glazed door opening onto rear garden and dual aspect double glazed windows. The cloakroom is externally accessed and offers a low level WC.

The first floor offers a landing area with a side aspect double glazed window, loft access via a hatch. There is also scope to convert the attic space into a further bedroom STPP. Doors off the landing lead through to three bedrooms and a modern bathroom. The master bedroom is a generous sized double offering a rear aspect double glazed window and fitted wardrobes. Bedroom two is a further double offering a front aspect double glazed bay window enjoying far reaching views. Bedroom three is a single offering a rear aspect double glazed window with far reaching views and a large built in wardrobe. The modern bathroom has fully tiled flooring with part tiled walls, the bathroom comprises a suite including a shower cubicle with a wall mounted mixer shower system, low level WC, vanity wash hand basin, wall mounted towel rail radiator, freestanding bath, and two rear aspect double glazed windows.

Outside offers an enclosed large rear garden mainly laid to lawn with hard standing abutting the property, path leading to bottom of the garden to access vegetable patch area. Gated side access and access to the single garage. The front of the property offers a generously sized driveway providing off road parking for up to three vehicles.

Located on the outskirts of Weymouth, Wyke Regis is a haven for water sports and walkers. With Chesil beach, Portland Marina, The National Sailing Academy and the

Jurassic coastline all with-in easy reach. Set close to the pretty old Wyke village, this is also a popular residential area with excellent bus links into Weymouth, convenient shopping and well-regarded schools. There is access to superb coastal walks via 'Pirates Lane' to the Fleet, all with stunning views over Chesil beach.

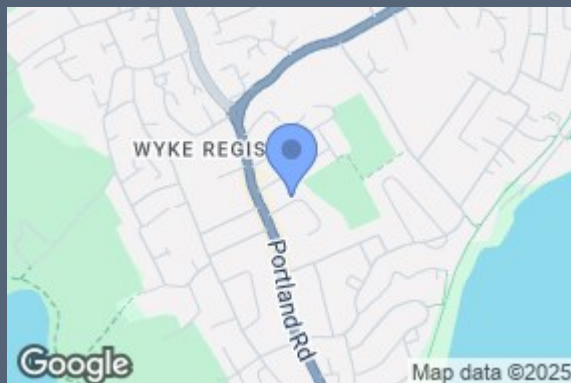
Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band C.

Services: - Gas central heating. Mains electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

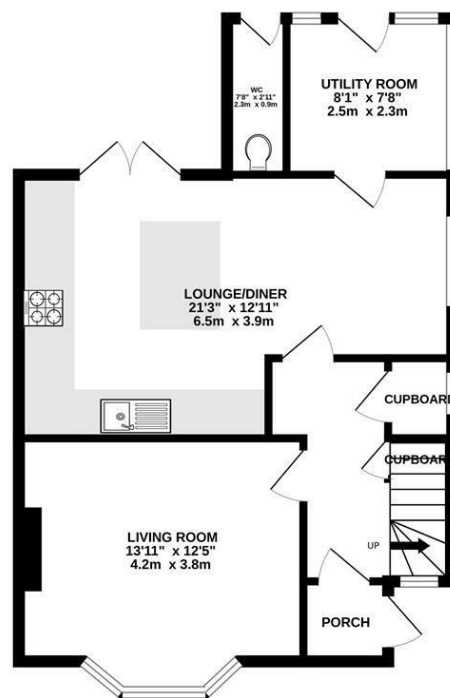
Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

The property has great scope for extensions STPP.

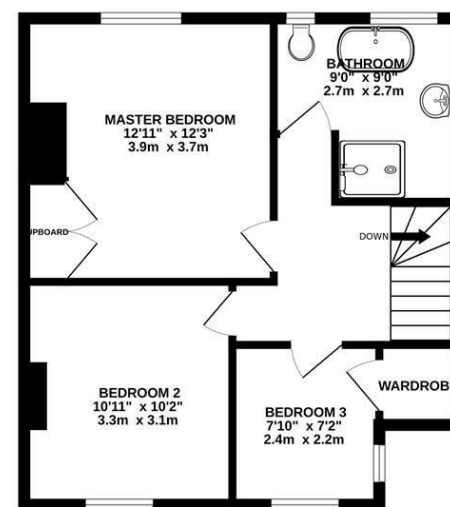


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (99.0 sq.m.) approx.

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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We value more than your property

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