



Portland Road | Wyke Regis | Weymouth | DT4 9ES

Offers Over £320,000

BEAUMONT  JONES

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We are delighted to offer an immaculate elevated two double bedroom bay-fronted detached bungalow enjoying far reaching views out to sea and over All Saints Church within Wyke Regis. The property offers a beautiful kitchen/diner with Quartz worktops, living room, modern bathroom and a large mature rear garden. Viewing is a must to be appreciated.

- Elevated Two Double Bedroom Detached Bungalow
- Large Mature Rear Garden & Terraced Front Garden
- Located within Wyke Regis
- Modern Bathroom
- Beautiful Far Reaching Views out to Sea & over All Saints Church
- Beautiful Kitchen/Diner with Quartz Worktops
- Bay-Fronted
- Great Scope to Extend STPP

Full Description

Access to the property can be found from the front elevation with steps rising up to the front aspect double glazed door leading into a generous sized hall with a wall mounted radiator, loft access via a hatch and doors lead through to all accommodation. The generous sized living room boasts a front aspect double glazed bay window enjoying elevated far reaching views out to sea and over All Saints Church, side aspect double glazed window, fireplace and a wall mounted radiator. The beautiful and modern kitchen/diner offers dual aspect double glazed windows, rear aspect double glazed patio doors lead out onto the mature rear garden, breakfast



This beautiful elevated bungalow is located within Wyke Regis enjoying far reaching views out to sea and over All Saints Church.



bar seating for two and plenty of space for a dining table and chairs. The kitchen comprises a range of eye and base level units with Quartz worktops, integrated oven with inset four ring induction hob and extractor hood over over, integrated microwave and washing machine, space for under counter fridge and freezer. This area is the hub of the home and great for entertaining. The master bedroom is a generous sized double offering a front aspect double glazed bay window enjoying elevated far reaching views out to sea and over All Saints Church, built in wardrobes and a wall mounted radiator. Bedroom two is a further double overlooking the mature rear garden with a rear aspect double glazed window, built in storage and a wall mounted radiator. The modern bathroom comprises a suite including a panel enclosed bath with a wall mounted mixer shower system over and screen attached, low level WC, wash hand basin, wall mounted towel rail heater and a side aspect double glazed window.

Outside to the rear offers a large mature garden mainly laid to lawn with a path leading up to a raised patio area enjoying elevated views over Wyke and All Saints Church. There is a pond, large summerhouse, large shed/workshop, planted borders and trees. There is gated rear access leading out onto a pedestrian footpath and open side access to each side. The front terraced garden is laid to lawn with a shingled area and planted borders and shrubs. On road parking can be found close by.

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 within easy reach. Set close to old Wyke village, this is a popular residential area with excellent bus links into Weymouth, convenient shopping, a friendly and active community and well-regarded schools. There is



access to superb coastal walks, and via 'Pirates Lane' to the Fleet, all with stunning views over Chesil beach.

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

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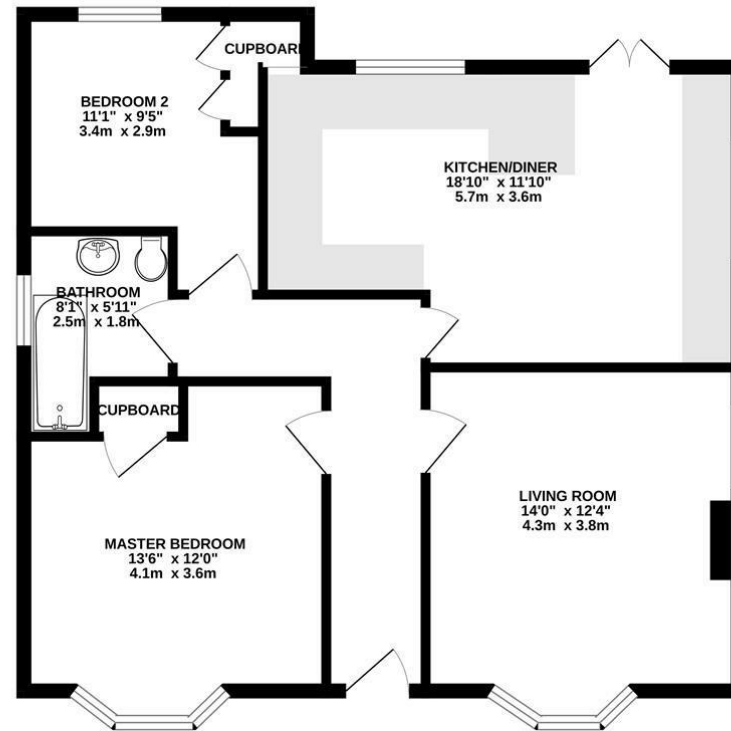
Beautiful modern kitchen/diner with Quartz worktops leading out onto a large mature rear garden.





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

GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.6 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 here 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