



Dover Road **, Weymouth DT4 9DB**

- Desirable area of Wyke Regis
- Excellent opportunity for families and individuals alike
 - Separate dining room
 - Excellent school catchment area
- Close proximity to Weymouth harbour and town centre
- Delightful two-bedroom semi-detached
 - Charming front and rear gardens
 - Offered with no forward chain
- Surrounded by a variety of scenic coastal walks
- Stones throw from Chesil Beach

Offers In Excess Of £250,000 Freehold



Property summary

Nestled in the desirable area of Wyke Regis, Weymouth, this delightful two-bedroom semi-detached house presents an excellent opportunity for families and individuals alike. The property boasts generous plot sizes, featuring both front and rear gardens that provide ample outdoor space for relaxation and recreation.

As you step inside, you are greeted by a spacious hallway that leads to a warm and inviting front-facing lounge, perfect for unwinding after a long day. The kitchen is well-appointed and flows seamlessly into a separate dining room, which is enhanced by French doors that open directly into the rear garden, creating a lovely indoor-outdoor living experience. A rear porch with a storage cupboard and a large storage room further enhance the practicality of this home.

On the first floor, you will discover two generously sized double bedrooms, providing comfortable living spaces for family members or guests. The property also features a fully fitted shower room and ample storage options throughout, ensuring that all your needs are met.

Offered with no forward chain, this property is ideal for those seeking a smooth transition into their new home. Its location is particularly advantageous, as it falls within an excellent school catchment area and is surrounded by a variety of scenic coastal walks, including the popular Rodwell Trail that leads to Weymouth Harbour and the bustling town centre. Weymouth itself offers a rich array of amenities, including charming cafés, shops, and restaurants, while the stunning Chesil Beach is just a stone's throw away.

For those reliant on public transport, a regular bus service connects Wyke Regis to both Portland and Weymouth town centre, while local amenities, including a Tesco Metro and popular public house, are conveniently close by. This property truly encapsulates the essence of comfortable living in a vibrant coastal community.



Front Of The Property

The property is accessed via a gated entrance, featuring a spacious front garden bordered by mature shrubs and laid to gravel, providing a welcoming and private setting.

Entrance

The entrance is through a front-facing door leading into the hallway.

Hallway

A staircase leads to the first floor, with space for storage underneath. A wall-mounted radiator, ceiling light, and doors provide access to the following rooms.

Lounge

10'5" x 12'2"

A well-sized front-facing room with a large double-glazed window, a TV point, a feature fireplace, a wall-mounted radiator, and a hanging ceiling light.

Kitchen

10'5" x 10'9"

A side-facing room with a double-glazed window, offering a range of eye and base-level units, a generous pantry, and space for white goods. The kitchen features a stainless-steel sink with a drainer board, space for an oven, and doors leading to the dining room and rear porch.

Dining Room

8'5" x 11'6"

A rear-facing room with double-glazed French doors opening onto the rear garden. The room is equipped with a wall-mounted radiator and a hanging ceiling light.

Rear Porch

The side-facing double-glazed doors lead to the rear garden. Additional doors provide access to a large storage room and a separate storage cupboard.

Storage Cupboard

Located at the rear, this room features a window, a strip light, and shelving for additional storage.

First Floor Landing

A side-facing double-glazed window, loft hatch, and a ceiling light enhance the space, while a storage cupboard with shelving provides added convenience. Doors lead to the following rooms:

Bedroom One

10'9" x 15'4"

A front-facing room with two large double-glazed windows and a large built-in cupboard with a hanging rail.

Bedroom Two

7'5" x 9'1"

A rear-facing room with a double-glazed window, a large triple built-in wardrobe with hanging rails, a wall-mounted radiator, and a hanging ceiling light.

Shower Room

5'5" x 8'0"

This rear-facing, fully tiled bathroom features an obscured double-glazed window, a large shower cubicle with a glass screen, a vanity wash hand basin, a heated towel rail, a ceiling light, and a low-level WC.

Rear Garden

The garden is primarily laid to lawn, with a patio area at the rear. Additional garden space is available with gated access, and the garden is fully enclosed with fencing for privacy. Please note, we are advised from the sellers that the rough garden beyond the rear brick wall is not included in the absolute title, however it has been maintained by the family since 1975, and no other party has an interest in this area.

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



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