



AUSTIN  
ESTATE AGENTS



## Lea Road

Wyke Regis

Weymouth

Dorset

DT4 9HT

**£230,000**

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### SUMMARY

- Terraced Home
- Two Double Bedrooms
- Modern Fitted Kitchen
- Light & Airy Lounge
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Front Garden
- Rear Garden
- No Onward Chain





## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

#### Entrance Hallway

**Lounge** 11' 10" x 11' 4" (3.60m x 3.45m)

**Kitchen** 11' 4" x 11' 8" (3.45m x 3.55m)

### FIRST FLOOR

#### First Floor Landing

**Bedroom One** 17' 9" x 9' 6" *plus recess* (5.40m x 2.90m *plus recess*)

**Bedroom Two** 11' 8" x 9' 8" *plus recess* (3.55m x 2.95m *plus recess*)

**Bathroom** 8' 8" x 5' 7" (2.65m x 1.70m)

### OUTSIDE

#### Front Garden

#### Rear Garden





## THE PROPERTY

We are delighted to offer for sale, with no onward chain, this terrace house located in the sought after location of Wyke Regis. The accommodation is neutrally decorated throughout and includes a lounge, kitchen, two double bedrooms and a family bathroom with the added advantage of double glazing and gas central heating. There are attractive and easy to maintain gardens to the front and rear.

On the ground floor entry is gained into the reception hallway which runs the length of the property with doors to the lounge, kitchen, a large storage cupboard and the rear garden. The lounge is situated to the front with a large double glazed window providing excellent natural light. The kitchen is found at the rear of the property and features a range of eye level and base units, colour co-ordinated worktop surfaces, integral electric hob, electric oven and stainless steel extractor canopy. This room has ample space for additional domestic appliances as well as a dining table.

The first floor landing hosts doors to the two double bedrooms and family bathroom. Both bedrooms are good sized doubles with additional recesses, ideal for wardrobe storage. The family bathroom comprises a modern white suite of panelled bath with shower mixer tap, pedestal wash hand basin and WC.

Externally, the easy to maintain front garden is predominately laid to artificial lawn with pleasantly planted borders and a pathway to the front door. The garden is fenced providing privacy. The rear garden offers an attractive patio area with an additional raised patio area with ornate railway sleepers as decoration. There is an additional rear gate onto Lea Road. The property has on road parking.

The property is situated in Wyke Regis. There is easy access to local shops, public houses, well-regarded schools and other amenities, such as a library and health centre. The area is served by a bus route which runs frequent services directly into Weymouth and to Portland, respectively. The Fleet Nature Reserve is also within walking distance of the property, where wonderful coastal walks can be enjoyed. The wonderful facilities at the National Sailing Academy, Portland Harbour and Osprey Quay Marina are a short drive away.

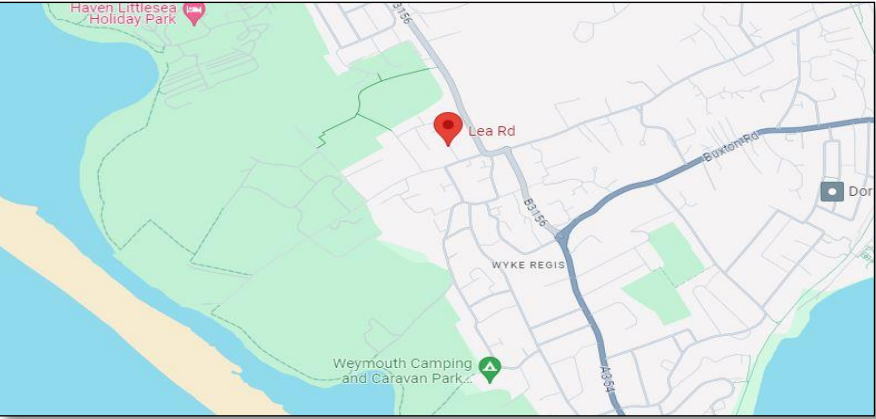
For further information, or to make an appointment to view the property, please contact Austin Estate Agents.



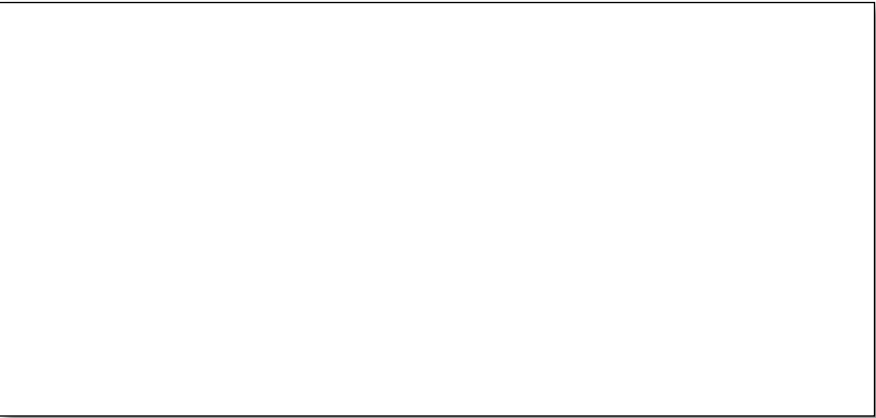
### FLOORPLAN:



### LOCATION:



### EPC:



**COUNCIL TAX RATING: B      TENURE: Freehold**

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**MONEY LAUNDERING REGULATIONS 2003**  
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.