



AUSTIN 
ESTATE AGENTS

Boleyn Crescent

Wyke Regis

Weymouth

Dorset

DT4 9JX

£220,000

SUMMARY

- Semi Detached Family Home
- Three Bedrooms
- Well Presented Throughout
- Newly Installed, Contemporary, Kitchen & Bathroom
- Separate Utility
- Annex with WC & Shower
- Double Glazing & Gas Central Heating
- Low Maintenance Front & Rear Gardens
- No Onward Chain
- Non Standard Construction - Cash Buyers Only





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge 13' 10" x 11' 4" (4.22m x 3.45m)

Kitchen / Diner 10' 2" x 20' 7" (3.09m x 6.28m)

Utility Area 7' 11" x 7' 7" (2.41m x 2.31m)

Annex Lounge / Kitchen 7' 10" x 9' 0" (2.4m x 2.74m)

Shower Room 2' 3" x 4' 7" (0.69m x 1.4m)

WC 2' 7" x 5' 1" (0.8m x 1.56m)

FIRST FLOOR

First Floor Landing

Bedroom One 13' 7" x 10' 11" (4.14m x 3.33m)

Bedroom Two 13' 6" x 8' 9" (4.11m x 2.67m)

Bedroom Three 8' 11" x 7' 10" (2.72m x 2.39m)

Bathroom

OUTSIDE

Front Garden

Rear Garden



THE PROPERTY

Austin Estate Agents are delighted to offer for sale this three bedroom, semi-detached property situated just moments from the Rodwell coastal trail in Wyke Regis. The property is of non standard construction and therefore is available to **CASH BUYERS ONLY**. The property is very well presented throughout and benefits from a lounge, open plan kitchen / diner with newly installed kitchen, separate annex / utility area, contemporary bathroom and low maintenance rear garden.

The ground floor accommodation comprises a spacious living room with door leading to a large open plan kitchen / diner. The kitchen is ultra modern and has recently been installed to include a wide range of wall and base level units and is fully fitted with integral appliances including eye level, double oven with grill, electric induction hob, extractor fan, fridge freezer and dishwasher. A separate utility area is accessed from the kitchen with plumbing for additional appliances and a separate annex to include kitchenette, WC and shower cubicle.

On the first floor, the landing gives access to the three bedrooms and family bathroom. Bedrooms one and two are double bedrooms with fitted wardrobes with a third single bedroom currently used as a gymnasium. The family bathroom has been recently installed and features a panelled bath with mains shower and shower screen over, a pedestal wash hand basin, low-level WC and heated towel rail with tiled walls.

Externally, the property enjoys a front and rear garden. To the front, the area is easy to maintain and is predominately laid to shingle. This area could offer potential for off road parking, subject to planning. At the rear is a generous, low maintenance garden with decked and shingle areas, ideal for alfresco dining and entertaining, with attractive raised planted beds.

The property is situated in the popular residential location of Wyke Regis and is ideally placed for enjoying the local beaches of Smallmouth Bay and Sandsfoot. World Heritage coastal walks are within close proximity along the Fleet Nature Reserve and the Rodwell Trail. This family home is also close by to a good selection of local shops and amenities including a doctors' surgery, dentist, well regarded schools and bus routes to surrounding areas.

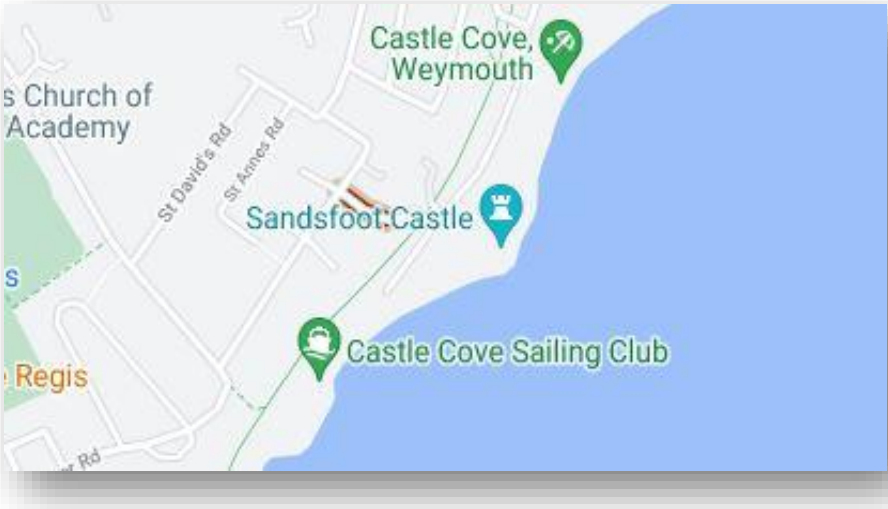
For further information, or to arrange a viewing of this fabulous family home, please call Austin Estate Agents.



FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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.