



AUSTIN
ESTATE AGENTS

Camp Road

Wyke Regis

Weymouth

Dorsert

DT4 9HE

£465,000

SUMMARY

- Detached Family Home
- Immaculately Presented Throughout
- Three Bedrooms
- Spacious Lounge / Diner
- Modern Fitted Kitchen
- Versatile Morning Room
- Separate Utility Room
- Ground Floor Cloakroom & First Floor Shower Room
- Well Tended Front & Rear Gardens
- Independent Driveway & Garage





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway 15' 3" max x 9' 0" max (4.65m max x 2.75m max)

Lounge / Diner 25' 9" x 11' 6" (7.85m x 3.50m)

Kitchen 15' 7" x 8' 10" (4.75m x 2.70m) + 9' 2" x 7' 10" (2.80m x 2.40m)

Morning Room 19' 8" x 8' 2" (6.00m x 2.50m)

Utility Room 5' 7" x 4' 11" (1.70m x 1.50m)

Ground Floor WC

FIRST FLOOR

First Floor Landing

Bedroom One 13' 0" x 11' 6" (3.95m x 3.50m)

Bedroom Two 12' 6" x 11' 6" (3.80m x 3.50m)

Bedroom Three 8' 10" x 7' 10" (2.70m x 2.40m)

Shower Room 8' 6" x 7' 10" (2.60m x 2.40m)

OUTSIDE

Front Garden & Driveway

Garage 15' 3" x 9' 0" (4.65m x 2.75m)

Rear Garden

THE PROPERTY

Austin Estate Agents are delighted to offer for sale this immaculately presented family home situated in the sought after location of Wyke Regis. The property has been extended on the ground floor to create a fabulous kitchen and morning room and enjoys double glazing, gas central heating, a spacious lounge / diner, modern fitted kitchen, separate utility room, ground floor WC, three good sized bedrooms and contemporary shower room. Distant coastal views of Portland Harbour can be enjoyed over the rooftops of Wyke from the front aspect. Viewing of this property is essential to appreciate its many fine features and accommodation.

On the ground floor is a welcoming reception hallway with stairs ascending to the first floor and doors to the lounge / diner and kitchen. The spacious lounge / diner is a tastefully decorated room with dual aspect natural light, engineered oak flooring and a woodburning stove within a feature fireplace. The property has been extended to the side and rear, creating a wonderful kitchen, which flows naturally into a morning room.

The kitchen area has an extensive range of shaker style eye level and base units with solid wood worktop surfaces and a selection of integral appliances including eye level double oven, microwave, dishwasher and halogen hob. The kitchen boasts a vaulted skylight window flooding the room with natural light with an attractive brick feature wall. A door at the rear leads to a utility room with plumbing for a washing machine and extra cabinet storage. The ground floor cloakroom is accessed from this room.

Completing the accommodation on the ground floor is the morning room, which enjoys views and provides access to the beautiful rear garden. This room has versatile use and can accommodate dining, lounge and study furniture.





The Property Cont'd/ . . .

The first floor offers an attractive landing area with a double glazed window to the side and hosts doors to the three bedrooms and shower room. Bedrooms one and three are front aspect rooms, enjoying distant sea views of Portland Harbour. Bedroom two is situated to the rear with elevated views over Weymouth. The family shower room is contemporary in design and comprises a double width shower cubicle, enclosed low-level WC and large vanity wash hand basin and tiled walls.

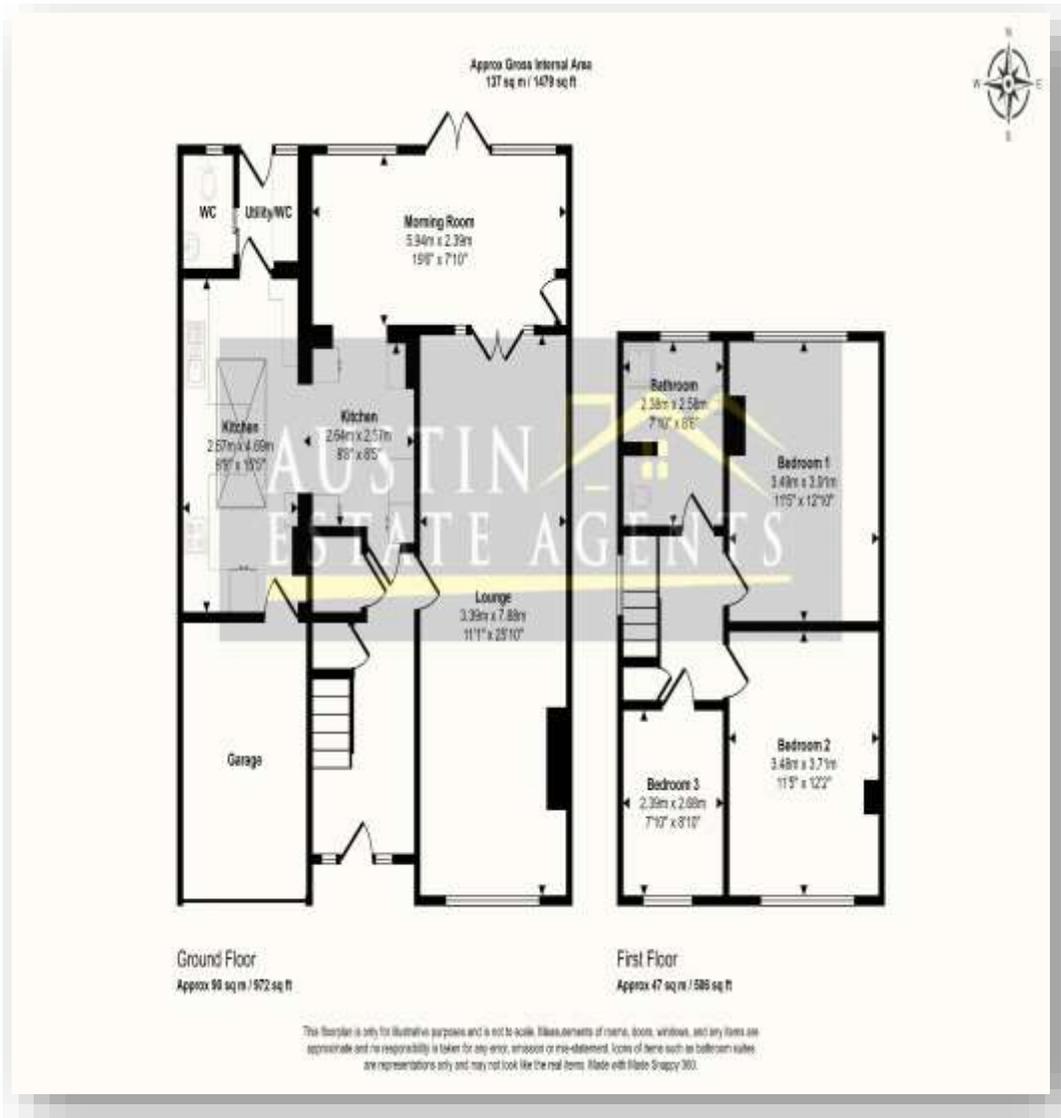
Externally, an independent driveway to the front of the property provides off-road parking for two vehicles and leads to an attached garage with double timber doors. A personal door to the rear of the garage provides access to the kitchen. To the rear is a beautiful garden with a patio adjacent to the property, a large garden shed for storage, a brick built bar area, a decked area with large summerhouse and wonderful planting to the borders of the lawn. At the rear of the garden is a large vegetable plot.

The property is situated in the Wyke Regis, which has a village-like feel and a strong sense of community. It is close to local shops, library, health centre, dentist, public house and well-regarded schools. The local secondary schools are held in high esteem. The Fleet Nature is only a short walk from this property and boasts many countryside and coastal walks. The area is served by a bus route which runs frequent services directly into Weymouth and to Portland, respectively.

For more information, or to make an appointment to view this fabulous family home, please contact Austin Estate Agents.



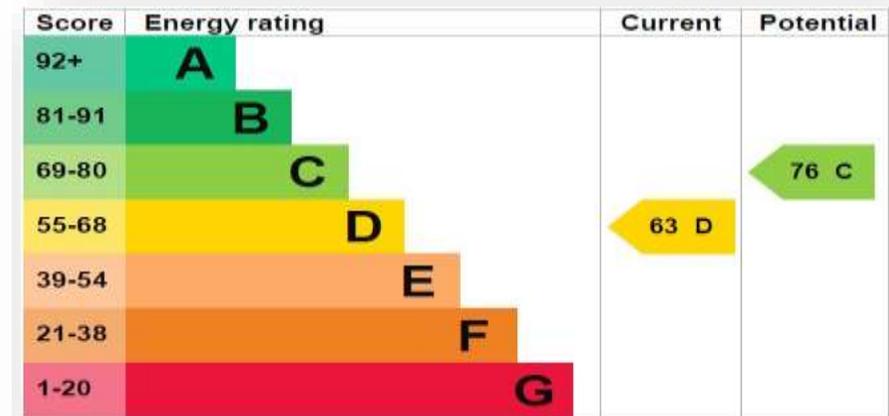
FLOORPLAN:



LOCATION:



EPC:



COUNCIL TAX RATING: D

TENURE: Freehold

Austin Estate Agents 115 Dorchester Road, Weymouth, Dorset, DT4 7JY Phone: 01305 858470 www.austinpropertyservices.co.uk

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.