



Instinct Guides You



Overlands Road, Weymouth £285,000

- Far Reaching Sea Views
- Four Bedroom Semi Detached Home
- Generous Southerly Aspect Garden
- Open Plan Lounge / Diner
- Large Kitchen With Access To Garden
- Close To Coastal Walks Of Fleet Lagoon
- Bus Route & Amenities Nearby
- Shower Room & Cloakroom



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A Spacious Four-Bedroom Family Home with Sea Views and Southerly Garden. Situated in an elevated position on the edge of Wyke Regis, this generously proportioned semi-detached home offers four bedrooms, two reception rooms, and a beautifully sunny south-facing garden. Just a short stroll from the historic Chesil Beach and close to local amenities, the property also benefits from a cloakroom and far-reaching sea views towards the Isle of Portland.

The heart of the home is the expansive open-plan lounge and dining area, featuring a large bay window at one end and sliding doors at the other, creating a bright dual-aspect space with excellent natural light. A feature fireplace adds warmth and character, with ample room for comfortable furnishings.

The kitchen/breakfast room is well-equipped with a range of eye-level and base units, generous work surfaces, and space for various appliances. Direct access to the garden enhances the indoor-outdoor flow, ideal for entertaining or family living.

Upstairs, the property offers four bedrooms and a stylish wet-room-style shower room. Bedrooms one and two are spacious doubles, with bedroom two enjoying stunning panoramic views over Chesil Beach and Portland. Bedroom three is a versatile space, also with sea views, while bedroom four provides an additional double room. The shower room includes a walk-in shower, wash basin, and WC.

Outside, the southerly garden begins with a patio area—perfect for relaxing and entertaining, The garden continues to a large lawn area with flower bed borders and a couple of established tree's.

Room Dimensions

Living Room 14'2" x 10'0" + bay (4.34 x 3.05 + bay)

Dining Room 14'6" x 10'5" (4.43 x 3.19)

Kitchen 10'7" x 10'4" (3.24 x 3.16)

Bedroom One 10'7" x 10'5" max (3.24 x 3.18 max)

Bedroom Two 14'0" max x 10'1" (4.29 max x 3.08)

Bedroom Three 10'9" x 5'7" (3.30 x 1.72)

Bedroom Four 10'7" max x 10'5" max (3.23 max x 3.20 max)

Shower Room 7'9" x 4'7" (2.37 x 1.42)



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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