Instinct Guides You



Rylands Lane, Weymouth
£350,000

- No Onward Chain
- Generous Rear Garden
- Double Garage & Parking
- Bay Fronted Detached Bungalow
- Close To Rodwell Trail
- Large Conservatory
- Versitile Layout
- Extended Kitchen







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The Property Ombudsman

Wilson Tominey are delighted to offer this two bedroom detached EXTENDED BUNGALOW with DOUBLE GARAGE, situated within the popular residential area of Wyke Regis, Weymouth. Offered to the market with NO ONWARD CHAIN, the property benefits from well-proportioned accommodation, an extended kitchen/dining room, conservatory and driveway providing ample off-road parking.

Upon entering, the hallway provides access to the principal rooms, including the living room, which features a large front-facing bay window allowing plenty of natural light, alongside a feature fireplace creating a focal point to the room.

The kitchen/dining room offers a good range of fitted cupboards and worktop space, with room for a dining table and a practical layout for everyday living. The adjoining conservatory provides additional reception space, with double doors opening onto the outside, creating a useful area to enjoy the garden.

The bungalow offers two bedrooms, with the second bedroom situated on the first floor and accessed via a staircase from the office/study. This additional room provides flexibility for a variety of uses, subject to individual requirements. A shower room completes the main accommodation and comrpises a shower cubicle, hand basin and W.C set against decorative tiling.

The rear garden is well proportioned and offers a mature greenspace adorned with tree's and shrubs and a pleasant seating area. The garden leads to the garage at the rear.

Externally, the property benefits from a generous driveway providing off-road parking which leads to a DETACHED DOUBLE GARAGE, ideal for secure parking, storage or workshop use.

Conveniently located in Wyke Regis, the property is within reach of local amenities, bus routes and the surrounding coastal area, while Weymouth town centre and its award-winning sandy beach are accessible by car or public transport.

Living Room 12'1" x 9'10" (3.69 x 3.02)

Bedroom One 12'1" x 9'10" (3.70 x 3.01)

Shower Room 6'3" x 5'8" (1.91 x 1.74)

Office / Study 12'4" x 8'11" (3.77 x 2.74)

Kitchen / Dining Room 15'2" max x 12'3" max (4.64 max x 3.75 max)

Bedroom Two 14'7" max x 12'4" max (4.46 max x 3.77 max)

Conservatory 15'11" x 9'1" (4.87 x 2.79)



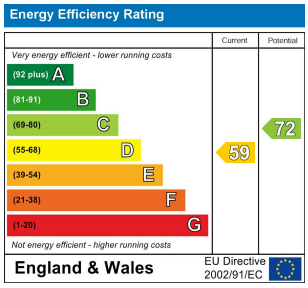
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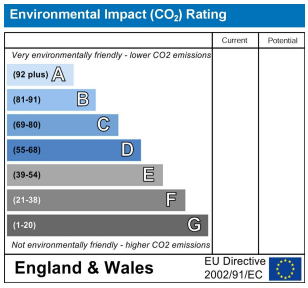












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