



Instinct Guides You



## Portland Road, Wyke Regis, Weymouth Offers In Excess Of £300,000

- Four Double Bedrooms
- Sea Views
- Generously Proportioned Rear Garden
- Popular Location
- Well-Presented Throughout
- Range of Nearby Amenities and Bus Routes
- Large Kitchen/Dining Room
- Sandsfoot, Smallmouth & Chesil Beach Nearby



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A spacious, well presented family home boasting striking SEA VIEWS, comprising four double bedrooms and generous rear garden. The property enjoys open-plan kitchen/diner and is situated in the popular residential location of Wyke Regis, offering easy access to local amenities, well-regarded schools and a bus routes.

On the ground floor, the inviting entrance hallway opens to all rooms, flowing initially to the lounge - a light and airy room enjoying a feature fireplace and high ceilings. To the rear is an open plan kitchen/dining room; large French doors accentuate light, leading to a patio with pergola. The kitchen has an extensive range of fitted units with space for kitchen appliances, door providing access into the rear garden.

Stairs ascend to the first floor, hosting bedrooms one and two as well as the family bathroom. Bedroom one is a spacious double, spanning the width of the property with two front aspect windows allowing for an abundance of light. The second bedroom, also a good size double, has the added advantage of fitted wardrobes along one wall. The family bathroom features a modern white suite comprising a 'p' shaped bath with shower over, completing the first floor.

On the second floor are two further double bedrooms, both of which have the added advantage of built in wardrobes and both boasting beautiful sea views over Chesil Beach to the rear and Jurassic Coast to the front.

Externally, to the front is an attractive, low-maintenance garden, predominately laid to shingle with a pathway to the front door. The generous rear garden boasts a decking area and summerhouse.

The property is located in the heart of Wyke Regis with a range of amenities and bus routes nearby; The home's position also allows for sea views both sides of the home.



## Room Dimensions

Lounge 15'8" x 10'3" (4.78m x 3.12m)

Kitchen/Dining Room 20'2" max x 15'4" max (6.15m max x 4.67m max)

Bedroom One 16'1" x 9'9" (4.90m x 2.97m)

Bedroom Two 10'2" x 9'11" (3.10m x 3.02m)

Bathroom

Bedroom Three 15'10" x 8'5" (4.83m x 2.57m)

Bedroom Four 10'2" x 9'11" (3.10m x 3.02m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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