



Instinct Guides You



Regency Drive, Weymouth £325,000

- Southerly Facing Garden
- Garage ARRANGED as Store and Study
- Generous Living Room Leads To Garden
- Family Bathroom & Cloakroom
- Three Bedroom Semi Detached Home
- Close To Upwey Train Station & Bus Route
- No Onward Chain
- Close To Country Walks



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No Onward Chain – EXTENDED spacious semi-detached home with southerly garden & driveway parking. Nestled on the sought-after Regency Drive, this well-presented home enjoys a generous living room three double bedrooms & two versatile reception rooms. Ideally located within easy reach of local shops, schools, and excellent transport links including bus and train services, it offers both convenience and comfort.

At the heart of the home is a generous living room, spacious enough to accommodate a variety of furniture arrangements. Sliding doors open directly onto the garden, creating a seamless indoor-outdoor flow. The open-plan kitchen and dining area is a sociable space, featuring a range of cabinetry and ample worktop space—perfect for everyday living and entertaining.

A unique feature is the now partitioned garage to include a home office, offering excellent flexibility for remote working or hobbies. A cloakroom completes the ground floor layout.

Upstairs, you'll find three double bedrooms, with bedrooms one and two benefiting from built-in wardrobes. The family bathroom continues the theme of generous proportions, featuring both a bath and separate shower cubicle, set against stylish contemporary tiling.

The rear garden enjoys a southerly aspect, providing a bright and sunny outdoor space. With a large lawn bordered by fencing, it offers a blank canvas for landscaping or family play. To the front, the driveway comfortably accommodates two vehicles.

Regency Drive is a popular residential area thanks to its proximity to primary and secondary schools, local amenities including shops and a doctor's surgery, and excellent transport connections to the wider region.

Room Dimensions

Dining Room 11'6" x 9'1" (3.51 x 2.79)

Kitchen 11'6" x 6'9" (3.51 x 2.07)

Lounge 16'0" x 12'10" (4.90 x 3.92)

Study 8'6" x 7'2" (2.61 x 2.19)

Cloakroom 6'9" x 2'10" (2.07 x 0.88)

Bedroom One 11'10" into wardrobe x 10'2" (3.63 into wardrobe x 3.11)

Bedroom Two 13'0" into wardrobe x 10'4" (3.97 into wardrobe x 3.17)

Bedroom Three 10'0" x 9'10" (3.05 x 3.02)

Bathroom 8'3" x 6'11" (2.53 x 2.11)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		70
(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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