



Instinct Guides You



Dover Road, Weymouth, DT4 9DB Offers In Excess Of £300,000

- Four Bedrooms
- Large Garden
- Kitchen/Diner
- Moments From Waters Edge
- Off Road Parking
- Extended Accommodation



Registration No. 08079158 Directors /Mr Wilson, Mr Tominey

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WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



A well proportioned, extended four bedroom family home arranged over three floors, positioned within the popular area of Wyke Regis, just moments from the water's edge and Rodwell Trail. Offering spacious and versatile accommodation together with a generous rear garden and off road parking, the property is ideally situated for access to local amenities, schools and coastal walks, making it a practical and appealing home.

Stepping into the property, the hallway provides access to the principal ground floor rooms. The lounge is positioned to the front, offering a comfortable living space with a large window allowing natural light to fill the room. To the rear, the kitchen is arranged with a range of fitted units and work surfaces, with space for dining creating a sociable kitchen dining environment. A cloakroom is also located on this level, adding further convenience.

Rising to the first floor, the landing leads to two well proportioned bedrooms along with the family bathroom, fitted with a suite comprising bath, wash hand basin and WC. The main bedroom is a particularly impressive room, notable for its generous proportions, providing ample space for bedroom furniture while retaining a light and airy feel. The second bedroom on this floor is also a comfortable double, continuing the sense of space found throughout the home.

The second floor provides two further bedrooms, adding valuable versatility to the accommodation and offering additional space to suit a range of needs.

Externally, the rear garden is a generous space, arranged to provide a combination of patio and gravelled areas along with decking, creating a practical and low maintenance outdoor setting. The layout allows for a variety of uses, from seating and entertaining to play space, with a timber shed, and wooden bar area perfect for socialising. To the front, off road parking is available.

This is a home that offers a good balance of space and flexibility across three floors, set within a sought after coastal location.

Lounge 12'2" x 10'4" (3.72 x 3.17)

Kitchen/Diner 18'3" x 11'6" (5.57 x 3.53)

Bedroom One 14'0" x 10'2" (4.27 x 3.11)

Bedroom Two 10'4" x 9'10" (3.16 x 3.02)

Second Floor

**Bedroom Three 12'4" max x 7'10" max plus recess
(3.77 max x 2.4 max plus recess)**

**Bedroom Four 12'4" x 5'10" max (head restrictions)
(3.77 x 1.8 max (head restrictions))**

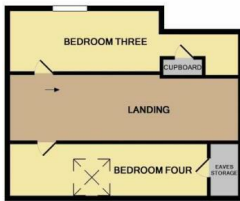




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(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 <small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	84
(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 <small>EU Directive 2002/91/EC</small>	