



Instinct Guides You



Fossett Way, Weymouth £425,000

- No Onward Chain
- Spacious Detached Bungalow
- Far Reaching Sea Views
- Mature Westerly Garden
- Driveway Parking
- Bedroom One Benefits En-suite
- Close To Old Wyke Square
- Versatile Layout



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Positioned on a corner plot at the edge of a peaceful cul-de-sac, this attractive detached bungalow offers a wonderful balance of flexible living space, light-filled interiors, and a highly sought-after setting near historic Old Wyke Square.

The heart of the home centers around a generous living room featuring a characterful stone fireplace and ample room for both seating and dining. Flowing off the living space is a magnificent, full-width conservatory finished with tiled flooring and double doors opening out to the garden. The kitchen is exceptionally well-proportioned, enjoys a dual aspect and is equipped with modern cabinetry, ample work surfaces, and convenient access to a covered side porch providing access to both front and rear gardens.

Accommodation is spread across three well-proportioned bedrooms. The main bedroom again benefits from a bright dual aspect and enjoys its own private en-suite shower room, while the second bedroom is a well proportioned double. The third bedroom is privately situated on the upper floor and includes its own dedicated W.C. A main family shower room serves the rest of the ground floor off the central hallway.

Outside, the rear garden takes full advantage of a desirable southerly aspect, featuring a lawned garden bounded by stone walling and mature planting. To the front, a low-maintenance gravelled garden with an ornamental stone feature creates attractive curb appeal alongside dedicated off-street parking for one vehicle. Its prime location places you within easy reach of local amenities, picturesque coastal paths, and the charm of Wyke Regis.

- Living Room 17'6" x 14'11" (5.35 x 4.56)
- Dining Room 12'9" x 11'9" max (3.91 x 3.60 max)
- Kitchen 13'5" x 11'11" (4.09 x 3.64)
- Shower Room 9'4" max x 6'9" max (2.87 max x 2.06 max)
- Conservatory 16'10" x 9'0" (5.14 x 2.76)
- Bedroom One 18'8" max x 8'5" (5.69 max x 2.58)
- Bedroom Two 12'4" x 11'0" (3.77 x 3.37)
- Bedroom Three 14'4" max x 9'8" max (4.37 max x 2.97 max)
- Porch 5'7" x 4'7" (1.72 x 1.40)



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	81

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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