Instinct Guides You

St. Davids Road, Weymouth, DT4 9LR
£475,000

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The Property Ombudsman

A spacious and versatile five bedroom detached family home set within a well established residential location in Wyke Regis, offering multiple reception rooms, a kitchen with utility area, a carport and a large rear garden. The property provides well balanced accommodation across two floors, making it an ideal home for growing families seeking space both inside and out.

Stepping through the porch, the property opens into a central hallway with stairs rising to the first floor and access to the principal ground floor rooms. To the front, a reception room with a bay window provides a bright and comfortable space, while the main living room sits to the rear, enjoying a pleasant outlook over the garden and offering generous proportions for everyday living.

The kitchen is positioned to the rear of the property with space for freestanding work units a range cooker and appliances, with a window allowing for natural light. Adjacent to the kitchen is a useful utility area, providing additional practicality. The dining room sits to the front, creating a separate space for formal dining, or a further sitting area offering additional flexibility for a variety of uses.

To the first floor, five bedrooms are arranged off the landing. The principal bedroom is a well proportioned double with a bay window, while bedroom two is another spacious double with ample space for furnishings. Bedrooms three and four provide further double and single accommodation, and bedroom five offers additional flexibility for use as a study or nursery. The bathroom is fitted with a bath with shower over, wash hand basin and WC, and there is also a separate shower room benefiting an additional w/c, enhancing convenience for family living.

Externally, the rear garden is a particularly appealing feature, offering a generous and established space with a combination of lawn and planted areas, along with patio sections ideal for seating and outdoor use. To the side, a carport provides covered parking and additional practicality.

This property offers a great opportunity to acquire a substantial family home in a popular location, with flexible accommodation and scope to personalise to suit individual requirements.

Living Room 17'4" x 10'2" (5.3 x 3.1)

Dining Room 11'9" x 7'10" (3.6 x 2.4)

Reception Room 13'9" x 11'1" (4.2 x 3.4)

Kitchen 15'1" x 7'10" (4.6 x 2.4)

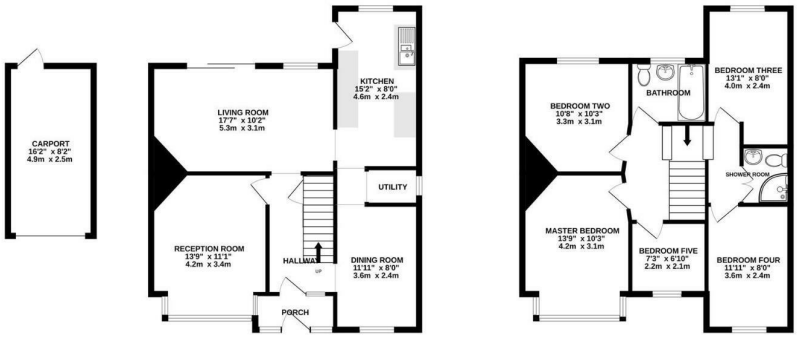
Bedroom One 13'9" x 10'2" (4.2 x 3.1)

Bedroom Two 10'9" x 10'2" (3.3 x 3.1)

Bedroom Three 13'1" x 7'10" (4.0 x 2.4)

Bedroom Four 11'9" x 7'10" (3.6 x 2.4)

Bedroom Five 7'2" x 6'10" (2.2 x 2.1)


CARPORT
16'2" x 8'2"
4.9m x 2.5m
LIVING ROOM
17'7" x 10'2"
5.3m x 3.1m
KITCHEN
15'2" x 8'0"
4.6m x 2.4m
UTILITY
RECEPTION ROOM
13'9" x 11'1"
4.2m x 3.4m
HALLWAY
DINING ROOM
11'11" x 8'0"
3.6m x 2.4m
PORCH
BEDROOM TWO
10'8" x 10'3"
3.3m x 3.1m
BATHROOM
BEDROOM THREE
13'1" x 8'0"
4.0m x 2.4m
SHOWER ROOM
MASTER BEDROOM
13'9" x 10'3"
4.2m x 3.1m
BEDROOM FIVE
7'3" x 6'10"
2.2m x 2.1m
BEDROOM FOUR
11'11" x 8'0"
3.6m x 2.4m

WESTHAM
Weymouth
LANEHOUSE
RODWELL
WYKE REGIS
Portland Rd
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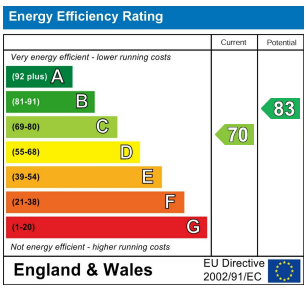
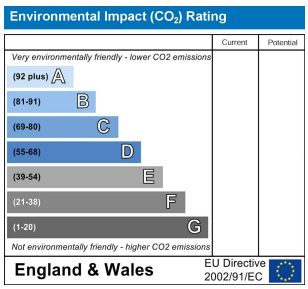

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
70
83
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC