



Instinct Guides You



Whitehead Drive, Wyke Regis, Weymouth £240,000

- No Onward Chain
- Garage & Off Road Parking
- Close To Smallmouth Bay
- Large Conservatory
- Two Double Bedrooms
- Fronts A Green Space
- Some Sea Views From Bedroom One
- Close To Amenities
- Chesil Beach & Fleet Lagoon Nearby
- Bus Links Close By



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With GARAGE, and parking, offering a large CONSERVATORY and TWO DOUBLE bedrooms, fronting an attractive green space. Whitehead Drive provides easy access to the iconic Chesil Beach, Smallmouth Beach and the Rodwell Trail.

Stepping inside, the entrance hall leads to the lounge/dining room; generous space stretching the width of the property, with ample room for a range of furniture and sliding doors opening into a substantial conservatory at the rear.

The conservatory is spacious, greatly increasing the ground-floor footprint and offering a pleasant, light-filled space. The kitchen, positioned at the front of the property, provides ample cabinetry and work surface with space for appliances. The kitchen window enjoys a view over the green to the front. A cloakroom completes the ground floor.

On the first floor, the landing connects two bedrooms and the family bathroom. The main bedroom sits to the rear of the property and enjoys distant sea views towards White Nothe. The room comfortably accommodates a double bed with further space for furniture.

The second bedroom, positioned at the front, is another well-sized room that benefits from a built-in wardrobe and cupboard. The bathroom comprises a panelled bath with overhead shower, wash hand basin and WC, complemented by decorative tiling.

The rear garden begins with decking adjoining the conservatory, offering an ideal space for entertaining, before stepping down to a low-maintenance gravelled area. A gate leads to the parking and garage at the rear

- Kitchen 9'10" x 5'8" (3.01 x 1.75)
- Lounge/Dining Room 15'8" max x 12'0" max (4.78 max x 3.68 max)
- Conservatory 13'3" x 8'0" (4.04 x 2.46)
- Cloakroom 5'1" x 2'7" (1.57 x 0.81)
- Bedroom One 12'0" x 9'8" (3.66 x 2.96)
- Bedroom Two 12'0" max x 9'3" max (3.66 max x 2.83 max)
- Bathroom 6'1" x 5'6" (1.86 x 1.68)
- Garage 17'0" x 8'0" (5.20 x 2.46)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	88	England & Wales	EU Directive 2002/91/EC	66

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.