



Instinct Guides You



## Wyke Square, Weymouth Offers In Excess Of £260,000

- No Onward Chain
- Two Double Bedrooms
- Westerly Facing Garden
- Close To Coastline
- Wyke Regis
- Close To Amenities



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Situated in the heart of the popular Wyke Regis area of Weymouth, this charming two-bedroom cottage is set in quaint Old Wyke square with easy access to local amenities and coastal walks. The property benefits from a spacious westerly facing rear garden, modern kitchen and bathroom, and a generously sized lounge/diner, offering comfortable living within a desirable residential location.

The entrance opens directly into a convenient corridor perfectly suited to store shoes and coats, leading into the lounge/diner, a bright and airy space with dual aspect windows and room for both seating and dining arrangements. A staircase leads to the first floor, while a doorway connects to the rear of the property. From the lounge, a door leads directly into the kitchen which has been tastefully fitted with contemporary units and includes integrated appliances along with space for a washing machine. Adjacent to the kitchen is a modern bathroom, featuring a bath with shower over, toilet and basin, all complemented by full-height tiling and a frosted window for natural light and privacy.

Upstairs, the landing gives access to two bedrooms. The larger bedroom overlooks the front and offers ample space for a double bed and wardrobes. The second bedroom, facing the rear, is equally well-proportioned and could be used as a guest room or office space. Both rooms benefit from large windows that allow natural light to fill the space.

Outside, the rear garden is laid to lawn with a paved patio area ideal for outdoor seating, and enclosed by fencing and walls for privacy. The front of the house retains a traditional appearance.

This character-filled home is a strong choice for those looking to enjoy coastal living with convenience and charm in a well-connected part of Dorset.



## Room Dimensions

Lounge 13'8" max x 20'0" max (4.17 max x 6.11 max)

Kitchen 9'10" x 8'8" (3.01 x 2.65)

Bathroom 10'1" max x 5'8" (3.08 max x 1.73)

Bedroom One 13'8" x 10'3" (4.19 x 3.13)

Bedroom Two 10'8" x 8'2" (3.26 x 2.49)

## Agents Notes

Please note there may be potential subject to the correct permissions to add a loft conversion creating a third bedroom.

We recommend these details are checked by a solicitor before incurring further costs.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D		65	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.