



Instinct Guides You



Regency Drive, Weymouth £275,000

- No Onward Chain
- Driveway Parking
- Three Spacious Bedrooms
- Low Maintenance Garden
- Sunny Aspect Rear Garden
- Generous Living Room
- Bathroom & Cloakroom
- Close To Bus & Train Links



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A well-maintained and spacious three-bedroom home offering a thoughtfully designed layout and a sunny southerly garden with parking. Offered with no onward chain.

Well presented throughout, this property features a generous living space at its heart — an inviting room with ample room for furniture and versatility in layout. An understairs cupboard offers practical storage and a door flows into the kitchen.

At the rear, a clean-lined kitchen blends ample cabinetry set against modern white tiling for a smart, low-maintenance finish. Adjoining it, the garage has been adapted to offer a dedicated dining area that provides extra room and practicality. A cloakroom completes the ground floor perfectly.

Upstairs, all three bedrooms are genuine doubles — a valuable feature not often found in properties of this style. Two include built-in wardrobes, and all offer scope for home working or guest use. The main bathroom is neatly finished with neutral tiling, a vanity basin, and a full-size bath with shower over.

Outside, the garden enjoys a sunny aspect and has been landscaped with ease of upkeep in mind. A generous patio invites outdoor dining or relaxation, with private gated access leading to the driveway. The former garage has been adapted to include the dining area so is now a generous storage area that still retains the garage door for ease of access.



Room Dimensions

Store Room 7'5" x 5'2" (2.27 x 1.58)

Dining Room 11'0" x 7'3" (3.36 x 2.23)

Living Room 16'4" x 12'11" (4.99 x 3.95)

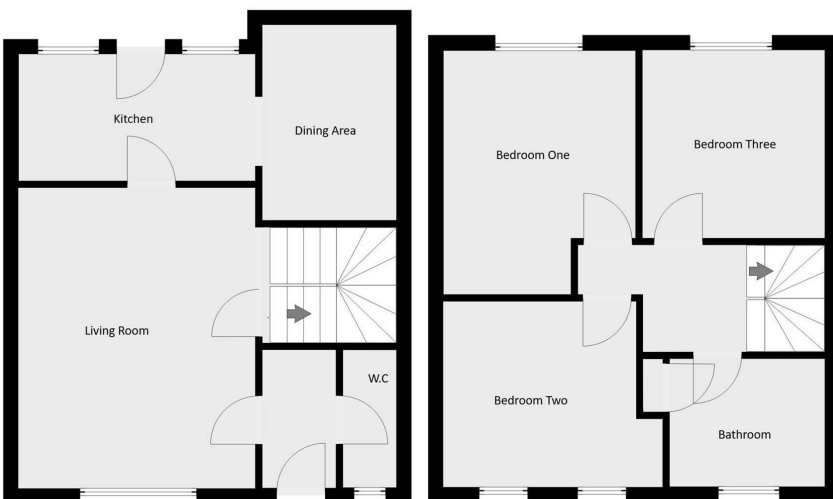
Cloakroom 6'9" x 2'10" (2.08 x 0.88)

Kitchen 12'10" x 6'10" (3.92 x 2.10)

Bedroom One 13'2" max x 10'5" max (4.03 max x 3.18 max)

Bedroom Two 10'2" x 9'10" + wardrobe (3.11 x 3.00 + wardrobe)

Bedroom Three 10'2" x 9'10" (3.12 x 3.02)



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			
		48	76
England & Wales		EU Directive 2002/91/EC	

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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