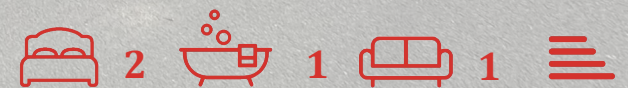




3 Merley Road
Weymouth, DT4 9JG

Asking Price £370,000 Freehold



3 Merley Road Weymouth, DT4 9JG

A well-presented two-bedroom detached bungalow situated in a highly sought-after residential area of Wyke Regis. Ideally located close to scenic coastal walks, with excellent transport links to Weymouth Town Centre and the Isle of Portland, as well as a range of convenient local amenities.

The property offers spacious accommodation, including a generous living area, a fitted kitchen and bathroom, two double bedrooms, and an additional loft room providing versatile extra space.

Externally, the property benefits from a private driveway to the left-hand side, a gravelled front garden, and a low-maintenance rear garden, perfect for easy outdoor living. Vacant with no forward chain

Entrance Hall
13'1" x 5'6" (4.0 x 1.7)

Living Room
16'0" x 10'9" (4.9 x 3.3)

Fireplace, Window to Front. door leading to kitchen

Kitchen
13'9" x 7'10" (4.2 x 2.4)

Fitted Kitchen comprising of a sink unit set into work tops with a range of drawers and cupboards below, wall mounted cupboards. door leading to hallway & side door

Bedroom 1
11'9" x 9'6" (3.6 x 2.9)
large window to front

Bathroom
9'2" x 5'6" (2.8 x 1.7)

Fitted panel bath and wall mounted shower with tiled splashback, WC, Wash hand basin, tiled floor, chrome heated rail

Bedroom 2
12'9" x 7'10" (3.9 x 2.4)
Window to rear





Loft Room
12'1" x 15'5" (3.7 x 4.7)
Fitted storage

Garden
Low Maintenance rear garden with patch of grass and gaveled front garden

Parking
Off road driveway

Council Tax
Council Band D with Dorset Council

Flood Risk
Very low risk from rivers sea or surface water

Construction
Traditionally built under a pitched roof.

Phone and Broadband signal strength and coverage
Mobile phone signals O2 & 3 are Strong and EE & Vodafone are average
TV, Sky & BT are available Virgin in not available
Broadband estimated standard 6 mbps superfast 80 mbps ultrafast 1800 mbps

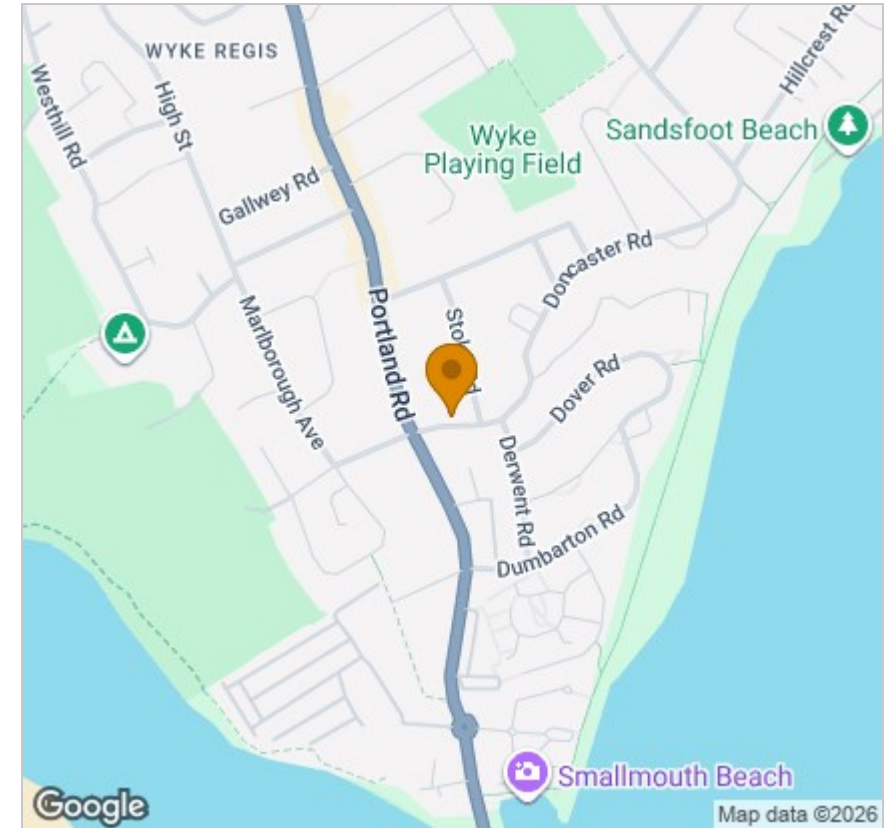
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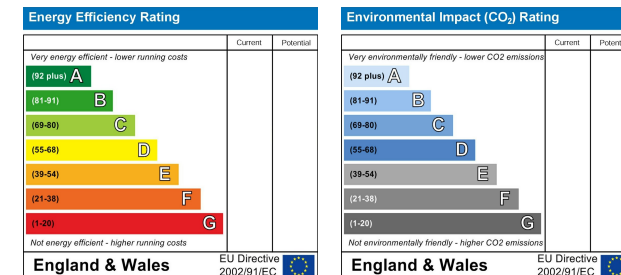
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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