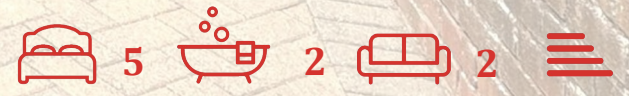




59b Sunnyside Road
Wyke Regis Weymouth, DT4 9BJ

Asking Price £475,000 Freehold

5 2 2



59b Sunnyside Road Wyke Regis Weymouth, DT4 9BJ

A spacious and very well presented semi-detached house located in this desirable position at Wyke Regis, close to good local amenities. The property has two reception rooms, a modern fitted kitchen and cloakroom to the ground floor, four bedrooms and two bathrooms to the first floor and an additional bedroom to the top floor. Also there is gas central heating, UPVC double glazed windows, good off road parking to the front and an attractive rear garden, being sold with no forward chain.

ENTRANCE HALL

Tiled flooring, stairs to first floor, panel radiator, large storage cupboard and further under stair cupboard, and spotlights.

CLOAKROOM

Window to front, low level WC, wash hand basin, tiled flooring, panel radiator, coved ceiling and spotlights.

LIVING ROOM

16'0" x 12'5" (4.90m x 3.80m)

Window to front, panel radiator, coved ceiling, gas fire with surround and spotlights, and interconnecting double doors into:

DINING ROOM

13'5" x 9'2" (4.10m x 2.80m)

Patio doors to rear garden, panel radiator, coved ceiling, gas fire with surround and spotlights.

KITCHEN

10'5" x 9'6" (3.20m x 2.90m)

Window and door to rear garden, modern range of built in eye level base and wall units with roll top working surfaces, one and a quarter bowl stainless steel sink with mixer tap, integrated fridge freezer, dish washer and washing machine, space for range gas cooker with extractor hood above, tiled flooring and splash backs, panel radiator and spotlights.

FIRST FLOOR LANDING

Airing cupboard, panel radiator, and stairs to top floor.

BEDROOM ONE

12'5" x 9'6" (3.80m x 2.90m)

Window to front, panel radiator, and spotlights.

EN-SUITE SHOWER ROOM

Window to side, modern glazed walk in shower cubicle with wall mounted shower and splash board panels, vanity unit with mixer tap, low level WC, chrome heated towel rail, wall mounted boiler, extractor fan, spotlights, tiled flooring and splash backs.

BEDROOM TWO

12'5" x 8'10" (3.80m x 2.70m)

Window to rear, panel radiator, and spotlights.

BEDROOM THREE

9'10" x 7'2" (3m x 2.20m)

Window to front, panel radiator, and spotlights.

BEDROOM FOUR

9'10" x 7'2" (3m x 2.20m)

Window to rear, panel radiator, and spotlights.

BATHROOM

Window to side, modern fitted white suite comprising of a panel bath, with mixer and hand shower attachment, vanity unit with mixer tap, low level WC, chrome heated towel rail, panel radiator, tiled flooring and splash backs, spotlights and extractor fan.

STAIRS TO TOP FLOOR

Storage cupboard, Velux window and door into:

BEDROOM FIVE

17'4" x 16'4" (5.30m x 5m)

Five Velux windows with excellent views towards the harbour and the Isle of Portland, loft eaves storage space and alcoves, loft access hatch, spotlights and panel radiator.





OUTSIDE

To the front there is generous brick paved parking, a storm porch and raised flower beds, there is side access to a very attractive landscaped rear enclosed garden with a paved patio, raised flower beds with sleepers with steps leading up to a paved patio area with various seating areas, raised flower beds and borders, a central feature astro turf area, a large summer hose and storage shed with power and lighting, and an outside tap and lighting,

COUNCIL TAX

Band D

OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 7 mbps

Superfast 80 mbps

Ultrafast 1800 mbps

Any Flood Risk?

Rivers & Seas Very Low

Surface Water Very Low

Services

The property is supplied with mains gas, electricity and water, and mains drainage.

LEGAL DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan



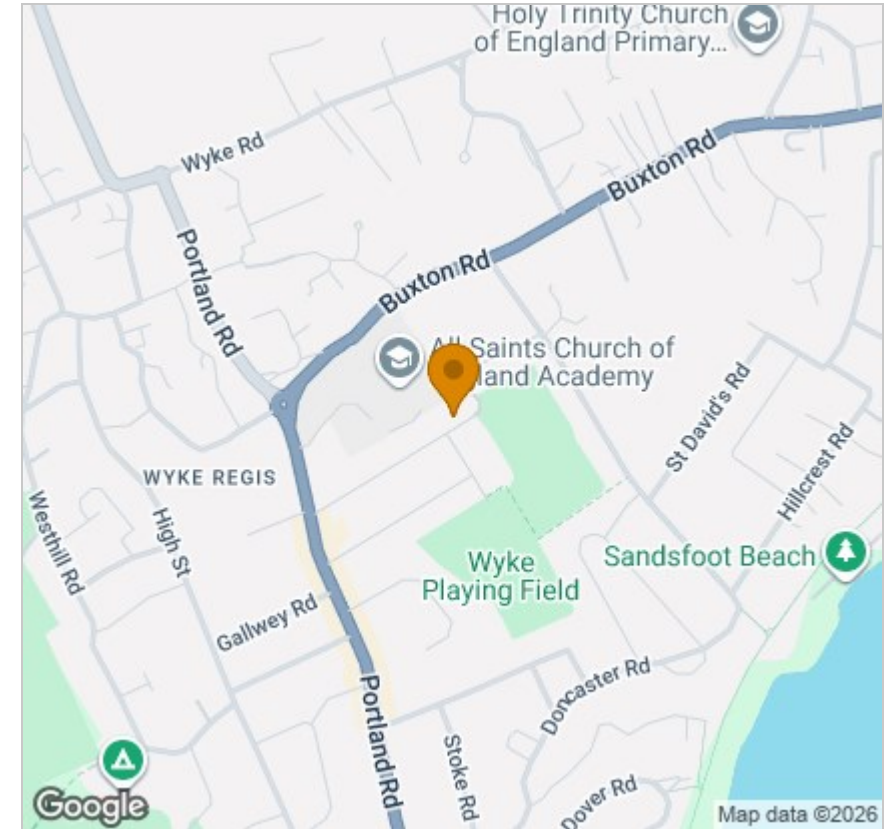
Viewing

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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Area Map



Energy Efficiency Graph

