



3 Merley Road  
Weymouth, DT4 9JG

**Asking Price £370,000 Freehold**

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### 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

**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 firms employment has the authority to make or give any representation or warranty in respect of the property.



## Floor Plan



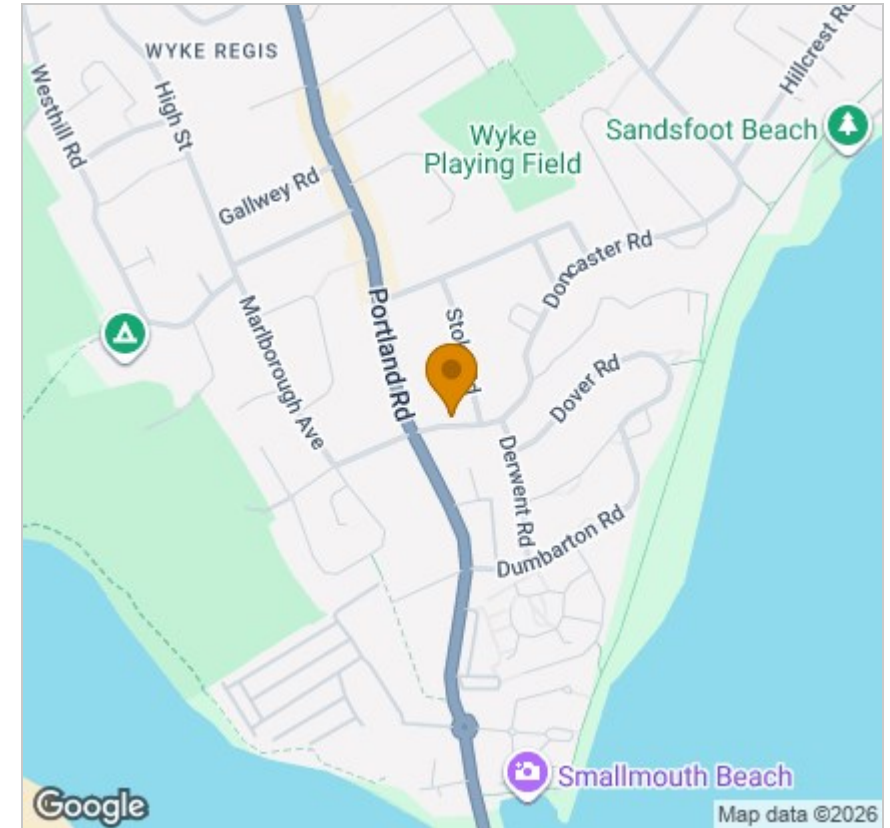
## Viewing

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

