







5 Wyke Square  
Weymouth, DT4 9XP

**Asking Price £270,000 Freehold**

LYMES CLOSE

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## 5 Wyke Square Weymouth, DT4 9XP

A versatile 3 bedroom, 3 storey mid terrace house within the popular location of Wyke Regis. The property is currently used as a successful holiday let and is presented to a good standard throughout with allocated parking and low maintenance rear garden. This lovely home is close to beautiful coastal walks, schools and Weymouth main bus route to Weymouth town centre and Portland. The property is being offered with no onward chain.

### Entrance

Stair rising to the first floor

### Livingroom

15'1" x 9'8" (4.60 x 2.96)

Front aspect UPVC double glazed window, storage cupboard under the stairs, opening into the kitchen/diner

### Kitchen/Diner

13'0" x 8'10" (3.98 x 2.71)

Rear aspect UPVC double glazed window, external door to the rear garden, modern fitted kitchen with a range of eye and base level cupboards, space for freestanding cooker with built in cooker hood, ample worktop space, stainless steel sink with drainer, space and plumbing for washing machine and dining space for a table and chairs

### Bedroom 1

24'3" max x 13'0" max (7.40 max x 3.98 max)

Large double bedroom with UPVC double glazed windows to the front and rear, cupboard space access to master ensuite.

(Restricted Headheight)

### Ensuite Bathroom

Velux window, bath with shower overhead, wash hand basin and WC

### Bedroom 2

13'6" max x 7'5" max (4.12 max x 2.27 max)

Rear aspect UPVC double glazed window, built in storage space

### Bedroom 3

10'5" x 6'10" (3.20 x 2.09)

Front aspect UPVC double glazed window





### **Bathroom**

Rear aspect UPVC double glazed window, bath tub, wash and basin and WC

### **Outside**

Low maintenance rear garden laid to patio abutting the rear elevation, stepping up to a large decking area. Gate providing rear access opening onto an allocated parking space.

### **Council Tax**

Band C

### **Other Information**

Construction

Traditional cavity wall construction with brick elevations under a tiled pitched roof

Broadband (estimated speeds)

Standard - 9 mbps

Superfast - 80 mbps

Ultrafast - 1800 mbps

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**

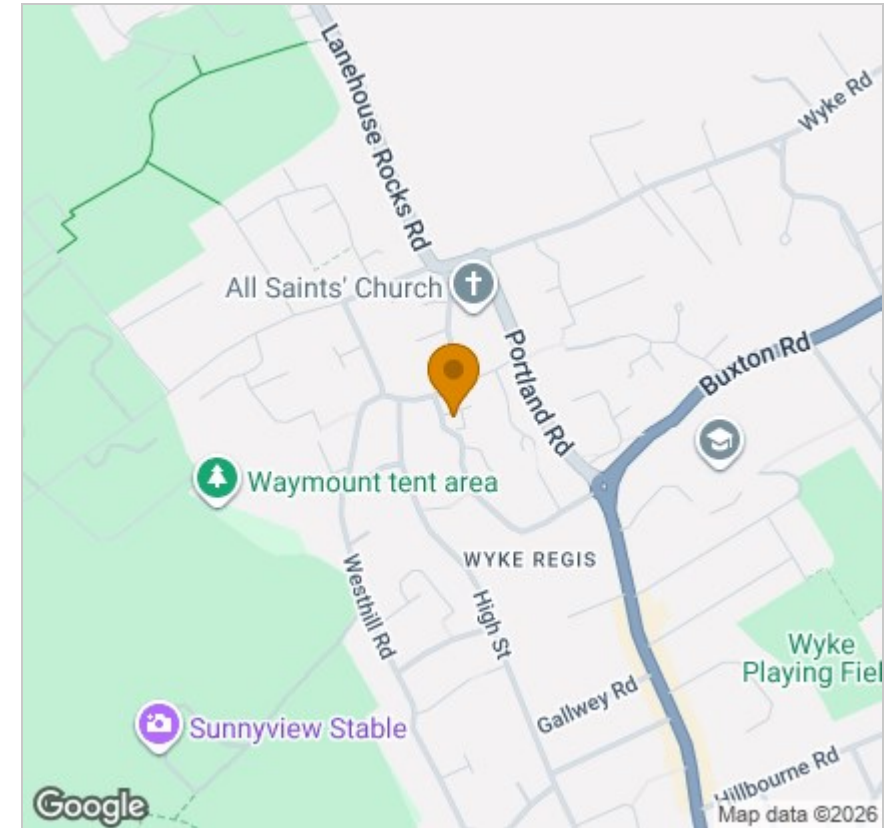
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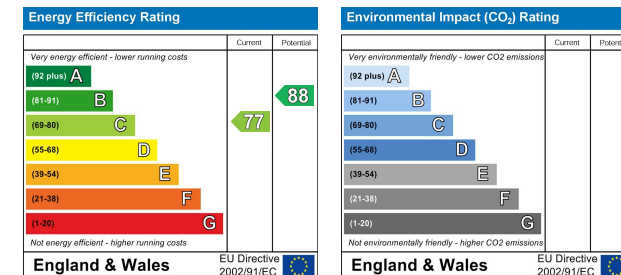
## Floor Plan



## 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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