






# Williams Avenue

Wyke Regis, Weymouth DT4 9BP

- Deceptively Spacious Mid Terrace Family Home
- Lounge & Separate Dining Room
- Spacious Bathroom
- Front Driveway
- Close to Local Shops & Amenities
- Two Double Bedrooms plus Loft Room
- Kitchen / Breakfast Room
- Double Glazing & Gas Central Heating
- Rear Garden
- No Onward Chain



## Asking Price £210,000 Freehold







## SUMMARY OF ACCOMMODATION

**GROUND FLOOR**

**Entrance Hallway**

**Lounge**
16'8 max x 11'8 into Bay

**Dining Room**
13'5 max x 9'3 max

**Kitchen Area**
10'2 x 9'6

**Breakfast Room**
10'11 x 8'10

**FIRST FLOOR**

**First Floor Landing**

**Bedroom One**
18'1 x 16'7

**Bedroom Two**
15'4 x 11'3

**Bathroom**
9 x 9

**SECOND FLOOR**

**Loft Room**
14'1 max x 14'2 max

**OUTSIDE**

**Front Driveway**

**Rear Garden**

We are delighted to offer for sale this spacious two-bedroom, three-storey house with useful additional loft room, generous reception accommodation, off-road parking and a good-sized rear garden. Situated in the popular residential location of Wyke Regis, the property requires some updating and modernisation, but offers an excellent opportunity for a purchaser looking to create a home to their own taste.

The property is approached via a block-paved driveway providing off-road parking for one small to medium-sized vehicle. A welcoming entrance lobby leads into the reception hallway, with stairs rising to the first floor and doors providing access to the ground-floor accommodation. The lounge is situated at the front of the property and benefits from a large double-glazed bay window, providing an abundance of natural light. The dining room is a good size and features double-opening doors leading towards the rear of the property. There is also a useful morning or breakfast room, ideally suited to a small table and providing a pleasant space for everyday family meals. A glazed window and side door provide access towards the kitchen, which is fitted with a range of matching wall and base units with worktop surfaces and wall-mounted gas-fired heating boiler.

On the first floor, the landing provides access to both bedrooms and the family bathroom, together with a further staircase rising to the loft room. Bedroom one spans the full width of the property and is a particularly generous room, featuring a large double-glazed bay window to the front. The room enjoys excellent natural light and attractive views over the surrounding area, with distant views towards the sea. Bedroom two provides further well-proportioned sleeping accommodation. The family bathroom has been modernised and is fitted with a white suite comprising low-level WC, pedestal wash hand basin, panelled bath and separate shower cubicle. There is also a double-glazed window overlooking the rear.

A further staircase leads to the loft room, providing valuable additional space that could be used as a home office, hobby room, study or storage area, subject to the purchaser's requirements. The room has a double-glazed window to the front and useful storage cupboards within the eaves. The loft room is not being marketed as a bedroom, and prospective purchasers should make their own enquiries regarding head height, building regulations and any potential future use.

Outside, the rear garden is a good size and includes a patio area, established planting and shrub borders, providing a pleasant outdoor space with scope for further landscaping and improvement.

The property is clean and presents well but would benefit from redecoration and general updating throughout. There is also scope for improvements to some of the existing fittings and finishes, giving the successful purchaser the opportunity to modernise the house and put their own stamp on it.

Wyke Regis is a popular residential area with a good range of local amenities nearby, including shops, pubs and restaurants. The area is also particularly appealing for those who enjoy the outdoors, with a variety of coastal walks, open spaces and popular dog-walking routes close at hand.

For further information, or to make an appointment to view, please contact Austin Estate Agents.





Local Authority **Dorset Council**
Council Tax Band **C**
EPC Rating




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**Austin Property Office**

3 Warners Mill Silks Way, Braintree, Essex, CM7 3GB

**Contact**

01305 858470
info@austinpropertyservices.co.uk
austinpropertyservices.co.uk

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