



Church Knap  
Weymouth  
£435,000



**OFFERED WITH NO FORWARD CHAIN**, this substantial four-bedroom detached home is situated in Weymouth, tucked away in a quiet cul-de-sac within Wyke Regis. The property features a south-westerly facing garden, a good-sized garage, and a driveway providing off-road parking. The accommodation comprises two reception rooms, three bathrooms one being en-suite facilities to the primary bedroom, a study, a kitchen, a utility room, and a good-sized conservatory. Externally, the property benefits from a generously sized and well-maintained rear garden, with a gate providing access to the side of the property. EPC rating is C.

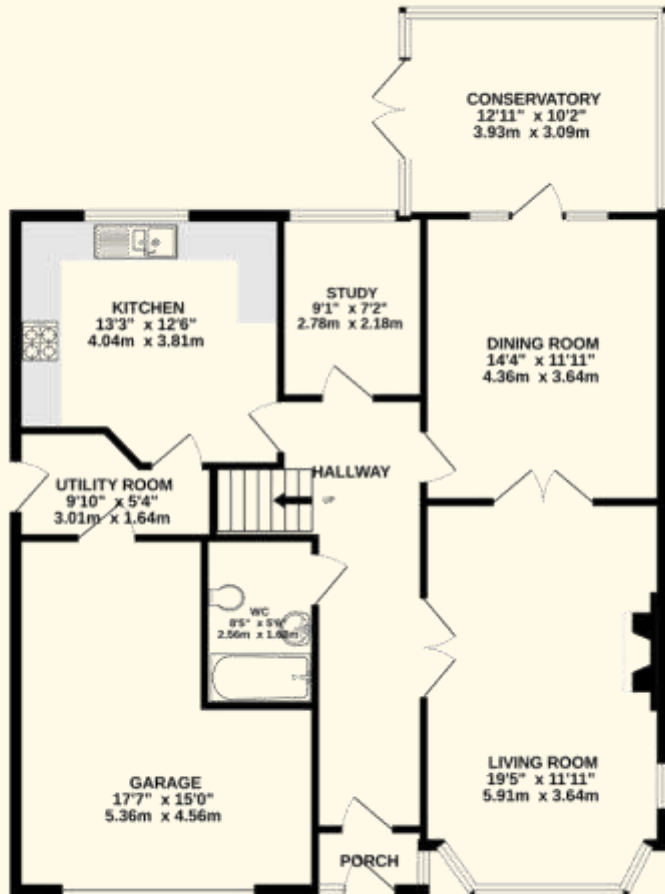
Wyke Regis is a residential area of Weymouth and is close to the Rodwell Trail, the Heritage Coast footpath, and the famous Chesil Beach, which runs from Portland to Abbotsbury. The location offers good public transport links to Weymouth town and is within walking distance of local schools. Weymouth is a beautiful seaside town situated along the wonderful Jurassic Coast and just seven miles south of the Dorset County town of Dorchester. Its charming harbour and sandy beaches make for a wonderful day out, and it is also home to several nature reserves and a wide range of amenities. The National Sailing Academy, located between Weymouth and Portland, offers superb facilities that attract many local, national, and international visitors. The town has benefited from improved transport links, including a bypass and a network of cycle paths. There are regular bus services to neighbouring towns and a mainline train service to Bristol Temple Meads and London Waterloo.



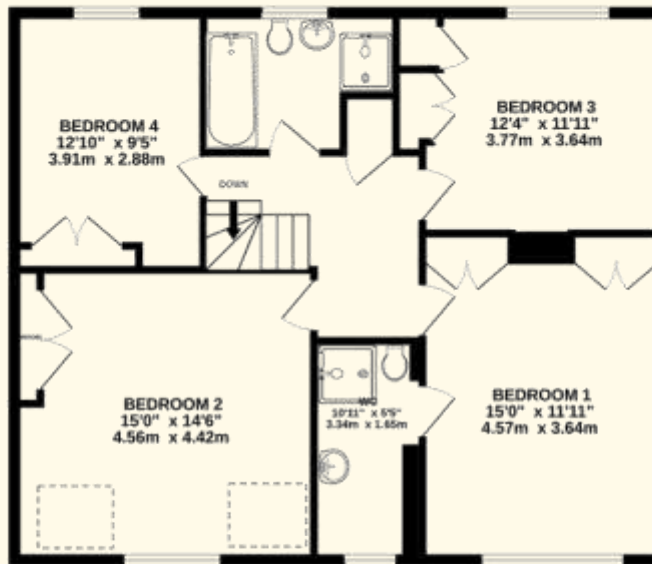
A well-presented driveway leads to the front of the property, where access is gained via a part-glazed door. Upon entering, you are welcomed into a porch, which in turn leads into a good-sized hallway. The hallway provides access to most of the principal rooms, as well as stairs rising to the first floor. The living room features a coal-effect gas fireplace with mantel and surround, creating a cosy focal point, along with a large front-aspect bay window that allows plentiful natural light to fill the room. To the rear, double doors provide access to a separate dining room, a well-proportioned and versatile space with ample room for dining furniture. A door from the dining room opens into the conservatory, enhancing the living space with its generous proportions and providing further access to the garden via double doors. The kitchen is fitted with a range of wall and base units, along with integral appliances including a four-ring gas hob, electric double oven with grill. There is also a 1½ bowl sink with mixer tap positioned beneath the window. The room is finished with laminate flooring and partly tiled walls. The kitchen is further enhanced by a well-appointed utility room, providing additional storage and worktop space, complete with an integrated sink, and offering direct access to the garage. The ground floor is completed by a bathroom comprising a WC, wash hand basin, and a panel-enclosed bath with shower attachment over. Stairs rise to the first floor, where the landing provides access to all four bedrooms and the family bathroom. All bedrooms are generously sized doubles, benefiting from fitted wardrobes, neutral décor, and fitted carpets. The principal bedroom also features en-suite facilities comprising a shower cubicle, wash hand basin, and WC. The family bathroom serves the remaining bedrooms and comprises a panel-enclosed bath, separate shower cubicle, wash hand basin, and WC.

Externally, the rear garden is mainly laid to lawn, with a patio area abutting the property, ideal for relaxing and enjoying the south-westerly aspect. A variety of mature shrubs add colour and texture, while a shed provides additional storage. The garden is enclosed by a high brick wall and fencing, with a gate offering side access to the property. To the front, the garage is accessed via an up-and-over door and benefits from power, lighting, and excellent additional storage space.

**GROUND FLOOR**  
1205 sq.ft. (112.0 sq.m.) approx.



**1ST FLOOR**  
874 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA: 2080 sq.ft. (193.2 sq.m.) approx.

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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**Important notice:** Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Services:**

Mains electricity and water are connected.  
Gas fired central heating.

**Local Authorities:**

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
DT1 1XJ

Tel: 01305 211970

Council tax band F.

**Flood Risk:**

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

**Broadband and Mobile Service:**

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit  
<https://checker.ofcom.org.uk>

**Stamp Duty:**

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>