



PARKERS

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Independent Property Consultants and Valuers



Portland Road, Weymouth

Located in Wyke Regis and offered with no forward chain, this property offers an excellent project opportunity for buyers looking to modernise and add value. The home provides two good-sized reception rooms throughout, three bedrooms, one with an en-suite, a bathroom, a private yard, and practical storage spaces.

EPC rating F.



Price guide £200,000

Situation

Wyke Regis is a residential area of Weymouth. The property 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.

Nearby Weymouth is a beautiful seaside town situated halfway along the 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, including schools, doctors, dentists, a library, and supermarkets.

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.

Entrance

Entrance to the property is through a part-glazed door that opens into a generously sized porch, an ideal space for storing shoes and coats, finished with white-painted brick and tiled flooring. A second door leads into the hallway, which provides access to all ground floor rooms and the staircase to the first floor. The hallway also benefits from useful under-stairs storage.

Kitchen

The kitchen features a gas fired Stanley range/boiler heating system that supplies heating throughout the home, set within an exposed brick surround with a wooden beam mantel. There is a range of wall and base units with wooden worktops, along with space for freestanding appliances and a dining table. The room is brightened by a large window, and a second door provides access to the courtyard and the lean-to.

Dining Room

The dining room is a good size and offers ample space for a dining table and chairs. It is a versatile room that features a central fireplace with a white surround and mantel, finished with a tiled hearth.

Living Room

Next to the dining room is the living room, a bright space with large bay windows that allow plenty of natural light to fill the room. It also features a fireplace, along with a bespoke built-in bookshelf with storage.

Bedrooms

Stairs lead up to the first floor and onto the landing, giving access to bedrooms one and two. Both rooms are double in size and include built-in wardrobes. Bedroom one also benefits from a fully tiled en-suite, fitted with a W/C, hand wash basin, corner electric shower, heated towel rail, and extractor fan.

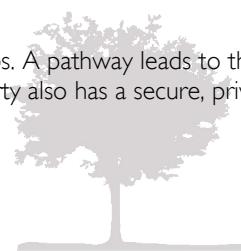
The third bedroom is located toward the elevated rear of the property and includes a useful storage cupboard.

Bathroom

From the landing, steps lead up to the bathroom, which includes a step-in corner shower, a low-level W/C, and a hand wash basin. The room benefits from plenty of natural light through the rear-aspect window.

Externally

To the front of the property is a picket-fenced garden with a mix of mature trees and shrubs. A pathway leads to the front door and runs along the sides of the house, offering practical space for bin storage and potted plants. The property also has a secure, private yard with room for a clothesline and access to the lean-to, which provides useful storage.



EPC Rating

Please note that this property currently has a low Energy Performance Certificate (EPC) rating below Band E. Under current UK legislation, properties with an EPC rating of F or G cannot be legally let without first undertaking energy efficiency improvements to raise the rating to at least Band E (or higher). Prospective purchasers intending to buy this property as a buy-to-let investment should be aware that remedial works will be required to comply with the Minimum Energy Efficiency Standards (MEES) before the property can be rented out. Interested parties are advised to seek independent advice regarding the necessary upgrades and any associated costs.

Agents Note

Please note there is a right of way for access.

Services

Mains electricity and water are connected.

The Gas fired Stanley range/boiler heating system is currently drained as a cold weather precaution.

Local Authorities

Dorset Council

County Hall

Colliton Park

Dorchester

Dorset

DT1 1XJ

The council tax band is band B.

Broadband and Mobile Service

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

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

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

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#>

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>



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.

