



**3 Bedroom  
House - Semi-  
Detached  
located in Wyke  
Regis, Weymouth**

**Offers Over  
£285,000**



**88 Doncaster Road  
Weymouth  
DT4 9JJ**

### **Hallway**

Radiator. Storage cupboard. Under stairs storage cupboard. Stairs to first floor.

### **Dining Room**

10'9 x 8'9

Double glazed window to front, radiator. Arch to:

### **Kitchen**

12 x 8'8

Range of wall and floor units with work surfaces over, inset sink unit, cooker point, plumbing for washing machine. Double glazed window to side. Door to:

### **Garden Room**

Double glazed window to side. Doors to side and rear. Storage cupboard. Door to:

### **WC**

Low level WC

### **Lounge**

11'9 max x 11'9 max

Double glazed window to rear, radiator.

### **Landing**

Loft access. Doors to all rooms

### **Bedroom One**

12'1 max x 12 max

Double glazed window to rear, radiator. Storage cupboard. Airing cupboard housing hot water cylinder.

### **Bedroom Two**

11'8 max x 9 max

Double glazed window to rear, radiator. Storage cupboard.

### **Bedroom Three**

9'9 max x 8'9 max

Irregular shaped room.

Double glazed window to front, radiator. Storage cupboard

### **Bathroom**

White suite comprising wash hand basin with cupboards below, low level WC and panelled bath with shower over. Double glazed window to front, radiator. Tiling.

### **Outside**

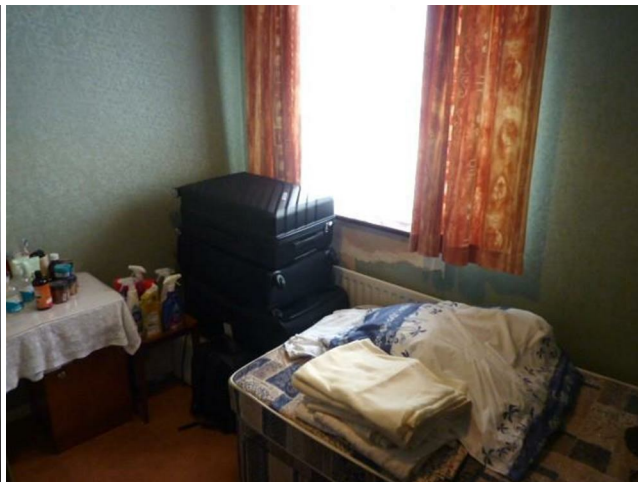
The walled front garden is mainly laid to gravel with a hardstanding area providing off road parking.

The enclosed rear garden is mainly laid to lawn.

### **Agents Note**

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive.





GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

## CONTACT

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