



BEAUMONT VILLAGE 32

32 BEAUMONT VILLAGE, SILVERLAKE, DORCHESTER, DT2 8FU

A lovely modern cottage with balcony and parking, providing an opportunity for a second home and rental income.

Asking Price **£305,000**


HABITAT
RESALES

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Viewings by appointment only via Habitat Resales on +44 (0)1271 316 492 or resales@habitatfirstgroup.com



- 2 Bedrooms
- Balcony
- South Facing Garden
- Parking
- Income Opportunity
- On-site Facilities



The Property

A cosy mid-terrace two-bed cottage nestled at the centre of the crescent in the heart of Beaumont Village, the first village at Silverlake, Dorset. Delivered in hand-laid Purbeck stone, the property is finished to a high modern specification.

Enjoying views across Beaumont Lake to the south and benefiting from access to the communal garden below, with gas BBQ, seating area and fire pit.

This bijou cottage offers bright and airy accommodation that enjoys a southerly aspect and the warmth of the sun.

The lounge/kitchen/diner is situated on the first floor adjacent to the master bedroom with en-suite bathroom. These rooms have access to the south-facing balcony that runs the full width of the property.

There is a second (kids') bunkroom situated on the ground floor. This property is ideal for a couple or a family with young children. The property comes with its own bike store with power and private parking space close to the property.

This property is currently operating as a furnished holiday let on the exclusive Silverlake Estate, providing the owner with an income, whilst also being used by the owner.

Situation

Silverlake is a private development tucked away to enable homeowners to enjoy all the benefits available to them, with access to the spa, lakes and acres of countryside for

walking, biking and much more. The Coast is only a short distance away with pebble beaches at Ringstead (5.5 miles) on the edge of Weymouth and the world famous Durdle Door (9 miles) is also within easy reach, meaning there is plenty to explore.

There is a train station with a mainline service to London Waterloo at Moreton. just two miles along the road and amenities including a shop and village pub are nearby.

Directions

From Dorchester, proceed eastbound on the A352. Go through Broadmayne and at the Warmwell Cross roundabout, take the first exit onto the B3390, signed Warmwell. Proceed along this road for about two miles and Silverlake entrance gates will be found on your left-hand side, just prior to entering Crossways.

Services

Mains water and electricity. Gas boiler for hot water and electric under floor heating.

Maintenance Charges

We have been informed that the annual Estate charges for this property are; Estate premium charge approximately £1337.95 + VAT, Service Charge approximately £4786.20 + VAT.

This pays for management, maintenance and repair of all communal areas including lakes, pathways, play areas, tennis court, MUGA court etc. as well as family membership of the Hurricane Spa and on-site security and management.

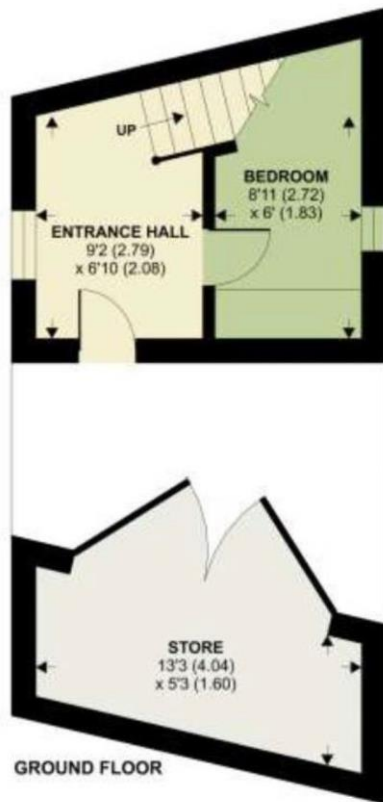
GROUND FLOOR

- BEDROOM 2 8' 11" (2.72) x 6' 0" (1.83)
- STORE 13' 3" (4.04) x 5' 3" (1.60)
- ENTRANCE HALL 9' 2" (2.79) x 6' 10" (2.08)

FIRST FLOOR

- KITCHEN / DINING / SITTING ROOM 14' 4" (4.37) x 13' 5" (4.09)
- BEDROOM 1 9' 10" (3.00) x 9' 2" (2.79)
- BATHROOM

Properties at Silverlake are for use as holiday homes and cannot be used as a Principle Primary Residence.



Approximate Area = 595 sqft / 55.2 sqm
For identification only - Not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 80 c | 80 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

HOMEOWNER SERVICES

When purchasing a holiday home at Silverlake, you have the benefit of enjoying exclusive access to a range of our in-house services, that are on hand to cater for all of your property needs.

Habitat Escapes

As the official holiday rental company for Silverlake, Habitat Escapes offers a professional one-to-one service and removes all of the traditional headaches associated with renting a holiday home. We understand the emotional and financial costs associated with your holiday home and that it needs to be well looked after.

Our full management service removes all the hassle of letting a property and includes housekeeping, a national PR and marketing campaign and a comprehensive website with a bespoke multi-functional booking system.

Our friendly team handle all of the enquiries and bookings and have exceptional relationships with owners and guests alike.

Once on site, we provide a meet and greet service, welcome hamper for your guests, complimentary toiletries and a 24/7 on-call maintenance service. As the only agent based on site, we are able to deal with any issues during a guest's stay swiftly and efficiently, leading to excellent reviews.



Habitat Housekeeping

Our onsite Housekeeping team are always on hand and will ensure everything is taken care of in preparation for your arrival, so you can relax from the moment you arrive at your holiday home.

In addition to arrival cleans, we can offer mid-stay cleans, sanitisation and deep cleans.

If you choose to rent out your property, the Housekeeping team is also on hand to arrange changeover cleans, including bed linen and welcome gifts.

As the official onsite team, Habitat Housekeeping's understanding of the properties is second to none.

Habitat Maintenance

The maintenance Team is responsive 24/7 to help you keep your property looking its best year-round.

Our small works division can now offer a range of services including project management, property upgrades, decking enhancement, boat store lofts and house decoration.

Most work can be completed onsite by our team allowing a more competitive service and we have also built up a list of reliable local contractors to facilitate any other works.

We can offer an annual or bespoke maintenance package including spider, algae and deck treatments, window cleaning (including high reach and skylights) and all relevant safety certification and utilities servicing where required.

