



Riverbank Cottages, Dorchester Road | | Weymouth | DT3 5DE

£220,000

BEAUMONT  JONES

Riverbank Cottages, Dorchester Road | Weymouth | DT3 5DE

We are delighted to offer a character one double bedroom plus loft room mid-terraced cottage nestled away off the Dorchester Road at Riverbank Cottages. The property has been tastefully renovated throughout whilst retaining original features. The property boasts a South-West facing private garden, entrance porch/utility, modern kitchen, living room with a beautiful original exposed brick fireplace, generous sized bedroom with fitted furniture, modern bathroom and a loft room currently being used as a home office.

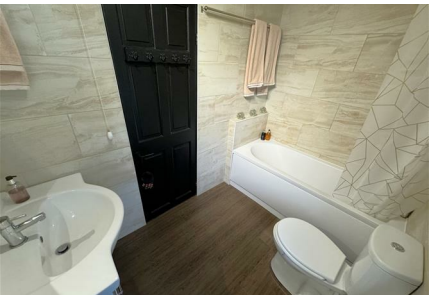
- Character Freehold Mid-Terraced Cottage
- One Double Bedroom Plus Loft Room
- Modernised Throughout Whilst Retaining Original Features
- South-West Facing Private Garden
- Built in 1879
- Nestled Away off Dorchester Road
- Moments Away From Rural Walks & Upwey Village
- Entrance Porch/Utility

Full Description

Access to the property is off the Dorchester Road, Broadway end via a pedestrian footpath. Entrance into the property is via a front aspect double glazed door leading into a porch which is also being used as a utility room offering dual aspect double glazed windows, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge/freezer and a double glazed door leads through to the kitchen. Front aspect double glazed window, built in cupboard under the stairs which is being used as a larder with fitted shelves, eye and base level units with work surfaces over, integral electric fan oven with inset electric hob and extractor fan over, integrated dishwasher, original tiled flooring and an opening through to the living room. The living room offers a lovely cosy feel with a rear aspect double glazed window, beautiful original brick chimney and fireplace which is open, fitted book shelves and a wall mounted radiator.



Built in 1879 this modernised cottage retains many original features and offers a South-West facing private garden.



The first floor offers a generous sized double bedroom with a range of fitted furniture, rear aspect double glazed window, wall mounted radiator and an opening through to the landing with an alcove being used as an open wardrobe with stairs rising to the loft room and a door leads through to the modern bathroom. The bathroom offers a fully tiled modern suite including a panel enclosed bath with shower attachment over, vanity wash hand basin, low level WC, wall mounted radiator, front aspect double glazed window and a built in cupboard housing the gas combi boiler. The loft room is currently being used as a home office, this is an eaved room with front and rear Velux sky lights, power points and a wall mounted radiator.

Outside offers a beautiful South-West facing private garden to the front of the property laid to shingle with planted borders and shrubs. Large garden shed and plenty of space for garden furniture. There is a large brick built storage shed in a block to the front of the property which is ideal storage for bikes/garden equipment.

Location: The property is nestled away offering village living and is located close to rural walks including The Splash at Littlemead which is very popular with horse riders. Upwey village and Upwey Wishing Well are also close by. The property is on a bus route to Weymouth town centre and Dorchester located just moments away on the Dorchester Road. Local amenities are close by including a convenience store.

Rating Authority Dorset (Weymouth & Portland) Council. Council Tax Band B. Services Gas central heating. Mains electric & drainage. The property has been fully re-wired and was signed off early this year (2024)

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. 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. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

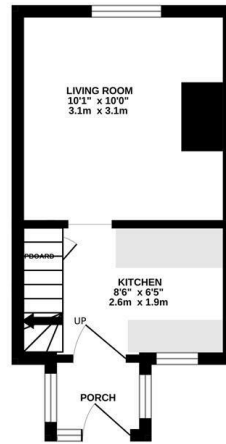
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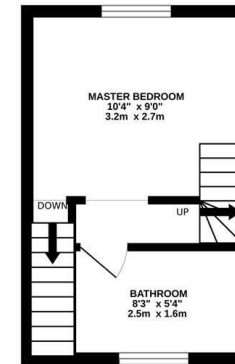


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

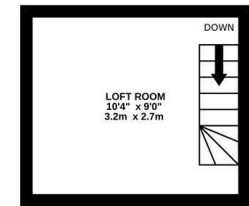
GROUND FLOOR
176 sq.ft. (16.3 sq.m.) approx.



1ST FLOOR
171 sq.ft. (15.9 sq.m.) approx.



2ND FLOOR
93 sq.ft. (8.6 sq.m.) approx.



TOTAL FLOOR AREA: 440 sq.ft. (40.8 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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