





Property Description

Welcome to No5 Celtic Rise, located in a prime position in the recent development of Bincombe Park built in 2024.

With its green fields backdrop bordering Bincombe Downs - renowned for its Bronze Age barrows and expansive ridgetop views, Bincombe Park offers the perfect mix of rural recreation and everyday convenience.

The immediate vicinity is well-served with a choice of shops including a supermarket and newsagents with post office. There's also a health centre, doctor's surgery, pharmacy and dentist. For families, nearby schools include Bincombe Valley Primary School, St. Andrew's Church of England Primary School, Wey Valley Academy and Weymouth College, plus a number of independent options.

Cloakroom

Front aspect double glazed opaque window. Skirt boarding. Low level Wc and wash had basin. Wall mounted radiator.

Kitchen/Dining Room

15' 8" x 8' 7" (4.78m x 2.62m)

Fully fitted contemporary kitchen with high gloss wall and base units, with worksurface over. Inset stainless steel sink and drainer unit. Wall mounted boiler. Four ring gas hob with stainless steel cooker hood over. Fitted double oven. Washing machine. Inset spot lighting. Power points. Wall mounted radiator. Skirt boarding. Continuation of wooden style flooring. Front aspect double glazed window which enjoys countryside views.

Living Room

16' 4" x 9' 7" (4.98m x 2.92m)

Rear aspect double glazed window. Rear aspect double glazed french doors providing access to the garden. Wooden style flooring. Skirt boarding. Power points. Television point. Wall mounted radiator.

Entrance

Composite door leading into: -

Hallway

Wooden style flooring. Skirt boarding. Understairs storage cupboard. Thermostat. Stairs rise to the first floor. Power points. Wall mounted radiator. Door leading into: -



First Floor

Landing

Carpeted. Skirt boarding. Power point. Airing cupboard. Loft access. Door leading into: -

Bedroom One

11' 9" x 9' 3" (3.58m x 2.82m)

Rear aspect double glazed window.
Carpeted. Power points. Wall mounted radiator. Thermostat. Door leading into: -

En Suite

Modern fitted suite comprising shower unit, low level Wc and wash hand basin. Tiling. Wall mounted radiator. Side aspect double glazed opaque window.

Bedroom Two

9' 5" x 9' 1" (2.87m x 2.77m)

Front aspect double glazed window which enjoys open countryside views. Carpeted.
Wall mounted radiator. Power points.
Television point.

Bedroom Three

8' 8" x 6' 5" (2.64m x 1.96m)

Rear aspect double glazed window.
Carpeted. Power points. Wall mounted radiator.

Bathroom

Modern fitted suite comprising panelled bath, low level Wc and wash hand basin. Tiling. Wall mounted radiator. Front aspect double glazed opaque window. Inset spot lighting.

Outside

Front Garden

Variety of planting with footpath to the front door.

Rear Garden

Paved and lawned areas which is fully enclosed by fencing. Side gated access providing access to the driveway.

Garage

Detached garage with up and over door.

Driveway

Ample parking for 2 vehicles. EV charging point.

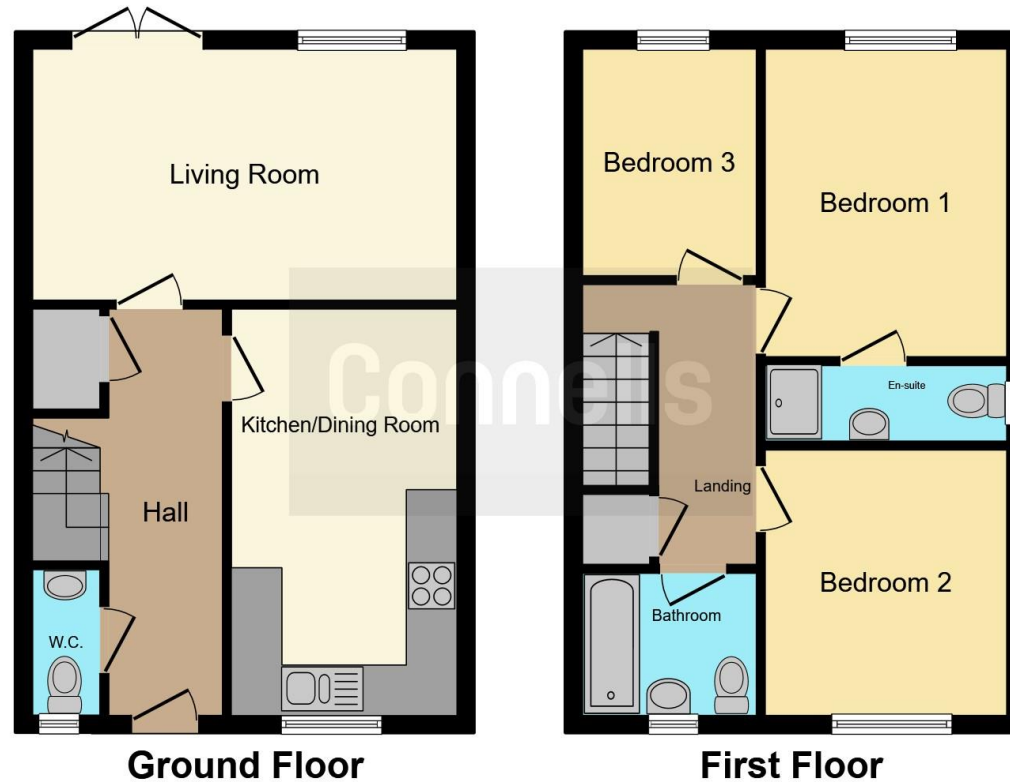
Service Charges

The vendors inform us there is an annual service charge of £175 PA.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

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