



## East Farm

Osmington, Weymouth DT3 6EX

- Unique thatched cottage
- Charming village of Osmington
- Charming roof terrace
- Private graveled driveway, providing ample parking for two cars
- Beautifully combines traditional character with modern living
  - Extended kitchen/diner
- Situated near stunning coastal walks along the Jurassic coastline
- Short drive to Weymouth beach & town centre

**Offers Over £295,000 Freehold**





## Location

### Entrance

Double glazed bifold doors leading to

### Kitchen

13'1" x 17'0"

Dual aspect immaculately presented kitchen with a range of eye and base level units with work surfaces over including breakfast bar, integral oven, dishwasher, fridge/freezer, microwave, electric hob with extractor fan overhead, space for washer/dryer, porcelain sink with draining board, double glazed windows, opening leading to:

### Living Room

18'8" x 16'4"

Front aspect room with double glazed windows, electric radiators, stairs leading to the first floor, cupboard housing the meters, door leading to:

### Shower Room

6'2" x 7'6"

Fully tiled suite with low level WC, heated towel rail, walk in shower with rainfall head, extractor fan, hand wash basin with stainless steel taps and internal obscured window.





### First Floor Landing

Storage cupboard with rails and shelving, motion activated wall light, wooden floor boards, doors leading to:

### Bedroom One

11'1" x 12'1"

Side aspect double bedroom with wooden floor boards, power points, electric radiator, storage cupboard housing hot water tank, double glazed French doors leading onto:

### Roof Terrace

South facing roof terrace enclosed with obscured glass panelling.

### Bedroom Two

9'10" x 8'6"

Front aspect bedroom with double glazed dormer window, electric radiator, wooden floor boards and power points.

### Front Of The Property

Private gravelled driveway with space for two vehicles.



Local Authority  
Council Tax Band **D**  
EPC Rating **E**

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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