



Instinct Guides You



## Osmington Hill, Osmington, Weymouth Offers In Excess Of £240,000

- Beautiful Views of Weymouth Bay
- Immaculately Presented Throughout
- Remainder Of Gold Shield Warranty
- Modern Contemporary Spaces
- Views of the Iconic White Horse
- Open Plan Living Area
- Country-Side Walks
- Two Double Bedrooms
- Off-Road Parking
- Attractive Site of Just 17 Individual Homes



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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Welcome to White Horse Park Homes, a beautifully finished two double-bedroom park home that enjoys contemporary spaces, parking and picturesque views of the surrounding hillside and the beautiful curvature of Weymouth Bay.

The hub of the home is certainly the spacious open-plan living area that seamlessly integrates the living, dining, and kitchen spaces. The kitchen's contemporary design features attractive finishes and ample work surface with a number of fitted units and the room enjoys a feature island. The kitchen itself also includes built-in dishwasher, washer/dryer, electric hob with extractor hood over, fridge and freezer.

The open-plan layout provides a feeling of space and thanks to triple aspect windows, the room has a bright and airy feel. Double doors lead onto an attractive balcony and creates a focal point in the room.

The property boasts two double bedrooms, both enjoying countryside views of the surrounding landscape, with bedroom one benefitting a walk-in wardrobe. The heating for this property is supplied by an air-source heat pump,

The modern shower room completes the property and comprises a large step-in shower cubicle, wash hand basin, and W/C, complimented by decorative tiling.

Upon leaving the home, the driveway separates the home from the large, green hillside.

One of the stand-out features is the property's superb elevated balcony that enjoys views of the iconic White Horse and Weymouth Bay. The balcony is large enough for a range of furniture and offers an excellent space to enjoy the views, entertain, and soak up the sun thanks to its sunny aspect. In addition, the property has parking and borders fields, offering an attractive green outlook.

The property is well positioned with the GP surgery, pharmacy and local amenities locally and Weymouth beach, harbour and attractions with a range of supermarkets and retail stores approx 3.2 miles away.

Agent notes: Age restrictions apply - over 45 years of age for ownership.

Room Dimensions

Kitchen/Living Area 22'6" x 12'1" (6.86 x 3.70)

Bedroom Two 8'10" > 7'5" x 7'3" > 4'4" (2.71 > 2.28 x 2.21 > 1.34)

Bedroom One 8'11" max x 8'9" max (2.72 max x 2.69 max)

Shower Room 8'0" max x 5'2" max (2.45 max x 1.60 max)

Dresser 4'6" x 3'10" (1.39 x 1.17)

Lease & Maintenance Information

The vendor informs us the property is a park home in a fully residential development with a pitch fee of £67.89 per week which includes ground rent, sewage and maintenance. Owners are permitted up to two pets and no holiday lets are permitted.

\*current electric bill £58 per month, water meter currently £60 per year\*

We recommend these details are checked by a solicitor before incurring costs.



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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.