



Instinct Guides You



The Ridgeway, Weymouth, Dorset DT3 5QQ Offers In Excess Of £260,000

- Countryside Views
- Upwey Village
- Large Garage
- Character Cottage
- Semi Detached
- Beautifully Presented
- No Onward Chain
- Garden
- Tucked Away Position
- On A Bus Route



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A beautifully presented TWO BEDROOM CHARACTER COTTAGE with LARGE GARAGE tucked away in UPWEY VILLAGE enjoying open views over the surrounding countryside.

Entering through an initial vestibule a double glazed door opens into the entrance hallway with access into the kitchen with fitted units and window overlooking the garden and a door from the inner hallway opens into the bathroom.

From the hallway an arch opens into a lovely light and airy lounge with oak wood flooring and a lovely feature bare brick chimney breast with bread oven and with flag stone hearth and wood burning stove.

Stairs rise from the lounge to a split level landing with a door to the second bedroom which has lovely partial views of the countryside. Stairs rise again from the landing to the main bedroom with open views of the surrounding countryside.

Outside there is a pretty enclosed courtyard garden.

Upwey is a pretty village with country walks surrounding a few miles out of Weymouth with local pubs and tea rooms close by. There are good transport links with Upwey train station having regular trains to both into Weymouth and to London Waterloo via the County town of Dorchester and also regular bus routes.



Room Dimensions

Porch

Hallway

Lounge/Diner 19'4" x 10'6" (5.91 x 3.21)

Kitchen 8'8" x 6'0" (2.65 x 1.83)

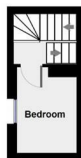
Bathroom

First Floor Landing

Bedroom One 16'0" x 10'0" max (4.9 x 3.05 max)

Bedroom Two 9'0" x 7'2" (2.76 x 2.19)

Garage 17'5" > 10'0" x 14'11" (5.31 > 3.05 x 4.55)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			94
(81-91) B			
(69-80) C			65
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.