Stottingway Street
Upwey

PARKERS
PROPERTY CONSULTANTS & VALUERS

OFFERED FOR SALE WITH NO ONWARD CHAIN, situated within a designated conservation area, this charming and delightfully characterful cottage nestled in the area of Upwey, a suburb of Weymouth. The property has been fully and tastefully renovated with the characterful nature of the property in mind. The accommodation comprises of three bedrooms, kitchen, living room, shower room and loft room. There is an enclosed garden that enjoys a southerly aspect. EPC rating D.

Weymouth is a beautiful seaside town situated halfway along the Jurassic Coast and just 7 miles south of the Dorset County town of Dorchester. Its charming harbour and sandy beaches attract numerous visitors and in 2012 it was the venue for the London Olympics sailing events, along with neighbouring Portland. As a result of its affiliation with the Olympics, the town has recently benefited from improved transport links, including a bypass and a network of cycle paths. It is also home to several nature reserves and a wealth of amenities, including some highly regarded schools.

Enter the property via a wooden door to a tiled porchway. The tiles continue through to the hallway where the stairs rise to the first floor and a door gives access to the sitting room.

The front aspect sitting room has a central, exposed brick fireplace housing a woodburning stove, oak flooring and a panelled wall.

A sliding door leads to the kitchen, once again renovated with the continued stylish feature with shaker style wall and base level units and oak worktops with upstands. There is an inset sink with mixer tap and integral appliances include fridge-freezer, washing machine, electric oven with four ring induction hob. Stone tiled floor flows throughout and into the rear hallway where the ground floor WC is situated and there is direct access to the garden.

The ground floor accommodation is complete by a bedroom with a dual aspect and oak flooring.

The stylish and characterful presentation continues to the first floor where the remaining two bedrooms and shower room are located. Both bedrooms are double in size with the principle benefitting from a fitted wardrobe.

The shower room is a beautifully presented modern suite consisting of a corner shower cubicle, WC, sink with storage underneath. The room is finished with fully tiled floor and walls.

A loft hatch with drop down ladder situated on the landing leads to a loft room which has been carpeted and plastered with a rear aspect velux window.

A private enclosed garden offers a quiet and tranquil setting with a southerly aspect. Steps lead to a mainly lawned area with area of shingle providing a space for outdoor furniture.

Services:
Mains electricity, water and drainage are connected. Gas fired central heating.

Local Authorities:
Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

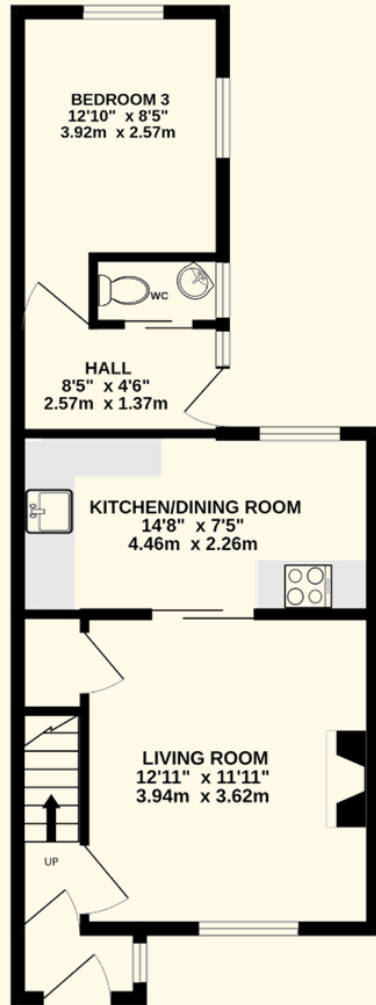Tel: 01305 211970

The council tax band is D.

Flood Risk:
Surface water - Medium risk of flooding.
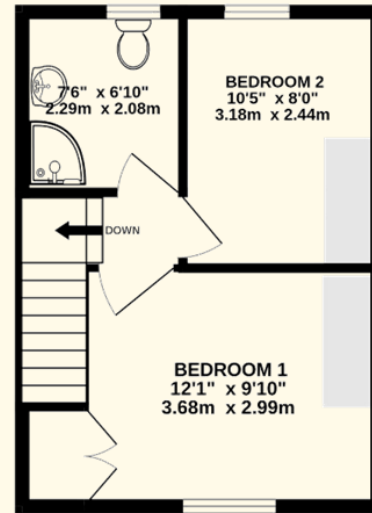
Rivers and the sea – Very low risk of flooding.

https://check-long-term-flood-risk.service.gov.uk/risk#

GROUND FLOOR
452 sq.ft. (41.9 sq.m.) approx.

BEDROOM 3
12'10" x 8'5"
3.92m x 2.57m

HALL
8'5" x 4'6"
2.57m x 1.37m

WC

KITCHEN/DINING ROOM
14'8" x 7'5"
4.46m x 2.26m

LIVING ROOM
12'11" x 11'11"
3.94m x 3.62m

UP

1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.

7'6" x 6'10"
2.29m x 2.08m

BEDROOM 2
10'5" x 8'0"
3.18m x 2.44m

DOWN

BEDROOM 1
12'1" x 9'10"
3.68m x 2.99m

2ND FLOOR
183 sq.ft. (17.0 sq.m.) approx.

DOWN

14'8" x 10'3"
4.46m x 3.12m
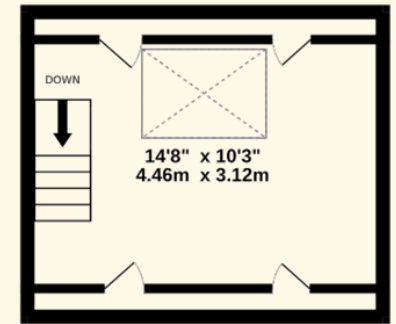
TOTAL FLOOR AREA : 932 sq.ft. (86.6 sq.m.) approx.

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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24 Peverell Avenue West, Poundbury, Dorchester, Dorset DT1 3SU
Tel: 01305 340860   Email: enquiries@parkersproperty.com   Web: www.parkersproperty.com

The Property Ombudsman
SALES