



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

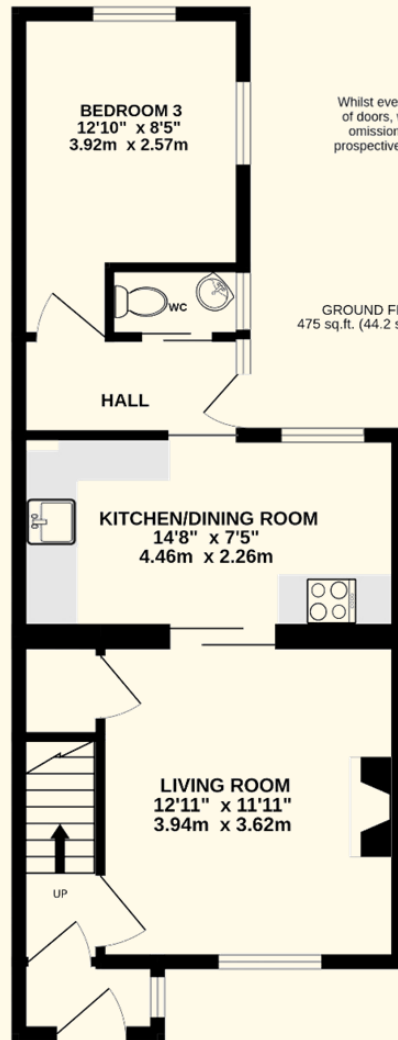
The council tax band is D.

**Flood Risk:**

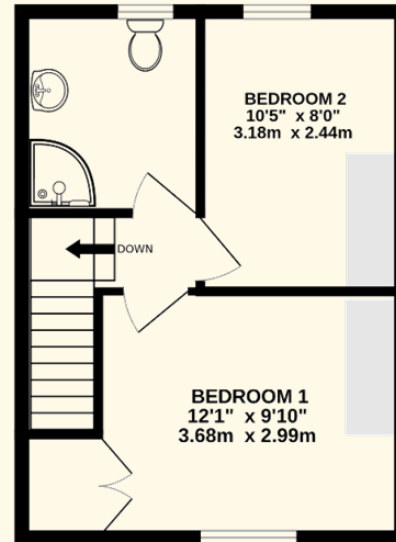
Surface water - Medium risk of flooding.

Rivers and the sea – Very low risk of flooding.

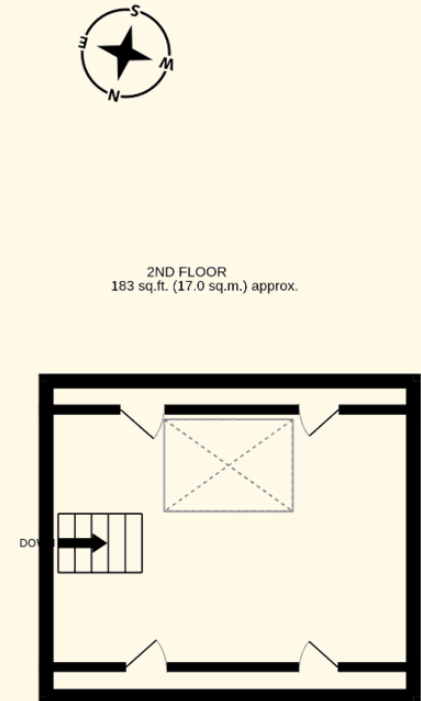
<https://check-long-term-flood-risk.service.gov.uk/risk#>



GROUND FLOOR  
475 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR  
316 sq.ft. (29.4 sq.m.) approx.



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

TOTAL FLOOR AREA : 994sq.ft. (92.3 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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