



Stottingway Street
Upwey



OFFERED WITH NO ONWARD CHAIN is this three-bedroom, semi-detached home with outstanding sizeable garden, a selection of outbuildings and driveway. The property is situated in the desirable area of Upwey, Weymouth and within a designated conservation area, with further accommodation including a large reception room, conservatory, kitchen, en-suite facilities, family bathroom and WC. EPC rating D.

Heron Cottage is located within the popular village of Upwey, offering a convenience store a few minutes' walk away and a mini supermarket. The property is approximately 3.5 miles from Dorchester and within 3 miles to Weymouth beach. Trains to London Waterloo are accessible from Weymouth or Upwey train station. 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.



An entrance door leads through to the hallway of the property, with exposed stone archway and wooden beams, and access offered to both the WC and sitting/dining room.

The sitting/dining room is spacious in size, with ample room for furniture and two sets of French doors leading directly to the garden. The room also features a central electric fire and a further set of French doors gives access into the conservatory, a light and airy room providing additional living accommodation to the property and a lovely outlook onto the garden.

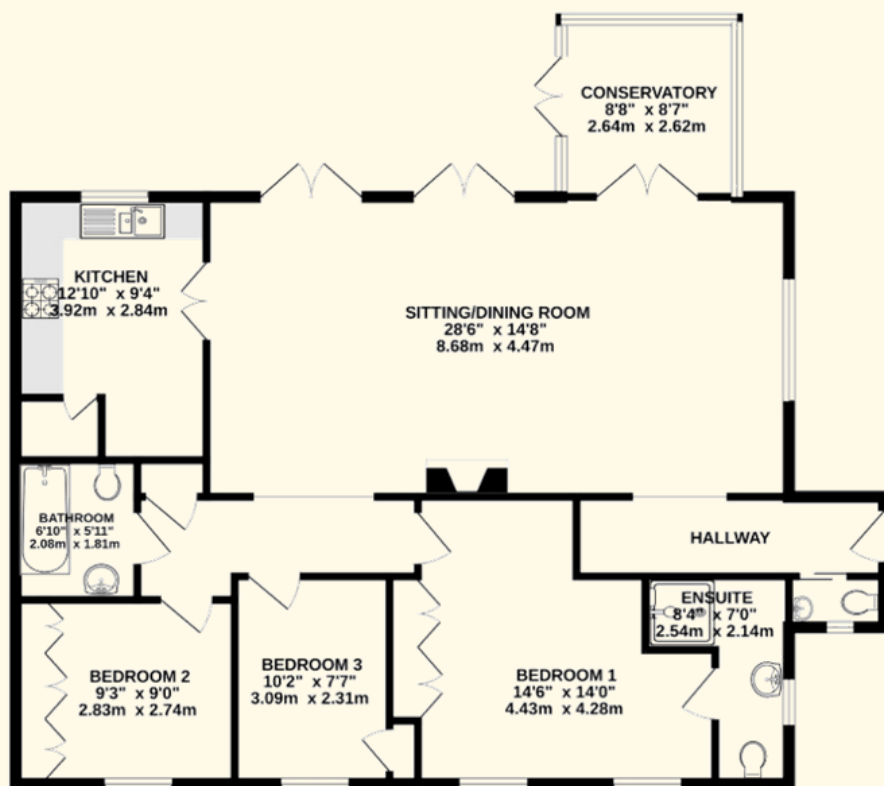
Glazed double doors from the sitting/dining room open into the kitchen, which has been fitted with a range of neutral 'shaker style' wall and base level units worksurfaces over, tiled splashback and tiled flooring. Integral appliances include a Neff eye-level double oven and grill, Neff four-ring electric hob with extractor hood above, Bosch dishwasher and washing machine. There is also a 1 ½ bowl sink and drainer with mixer tap and filtered hot and cold-water tap.

There are three bedrooms at the property, all are appointed with fitted wardrobes whilst bedroom one further benefits from an en-suite shower room.

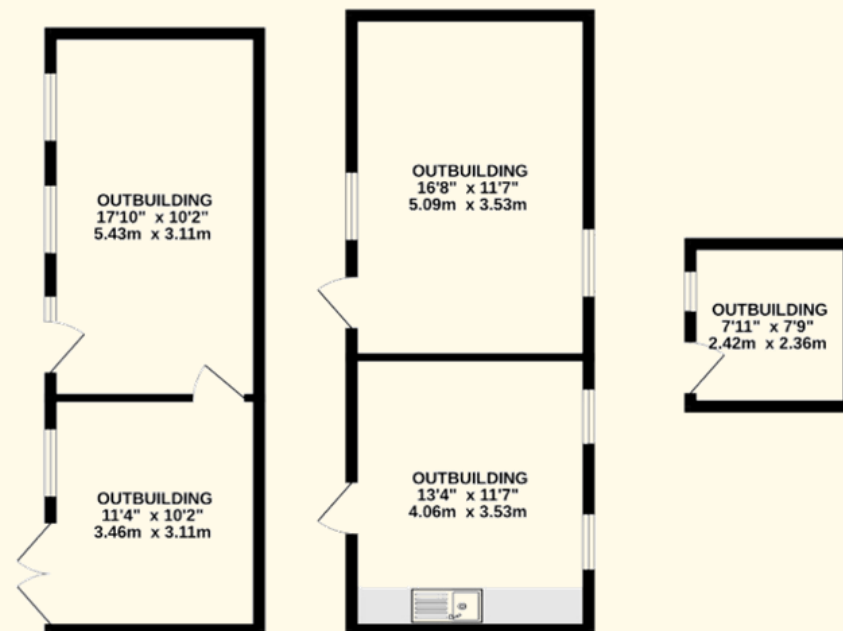
The family bathroom is fully tiled and furnished with a suite consisting of a panel enclosed bath, WC, heated towel rail and wash hand basin.

The garden is a real feature of the property with a lawned area spanning over 300 ft and surrounded by a quiet and peaceful setting. There are four outbuildings and a patio area abutting the property which creates the perfect space to place outdoor dining or living furniture. Off-road parking is offered at the property.

GROUND FLOOR
1182 sq.ft. (109.8 sq.m.) approx.



OUTBUILDINGS
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 1888 sq.ft. (175.4 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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Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is E.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

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

Services:

Mains electricity and water are connected.
Private drainage and gas fired central heating.

Agents Notes:

Please note there is an agricultural right of way for agricultural vehicles across Heron Cottages boundaries.

There is also a right of way over the neighbours drive to access the property.

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.