



AUSTIN 
ESTATE AGENTS

Weyview Crescent

Upwey

Weymouth

Dorset

DT3 5NR

Offers in Excess of £475,000

SUMMARY

- Detached Family Home
- Four Bedrooms
- Spacious Lounge with Private Balcony
- Modern Fitted Kitchen
- Family Bathroom & En-Suite Shower Room
- Double Glazing & Gas Central Heating
- Two Garages & Ample Off Road Parking
- Attractive Rear Garden
- Stunning Panoramic Countryside Views
- Sought After Residential Location





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Garage One 12' 8" x 24' 8" (3.86m x 7.51m)

Garage Two 8' 10" x 16' 8" (2.70m x 5.08m)

FIRST FLOOR

Entrance Hallway

Lounge 12' 8" x 16' 1" (3.87m x 4.90m)

Kitchen 8' 10" x 17' 7" (2.69m x 5.36m)

Bedroom One 12' 6" x 12' 4" (3.82m x 3.75m)

En-Suite Shower Room 8' 8" x 4' 11" (2.63m x 1.51m)

Bedroom Two 8' 9" x 11' 11" (2.66m x 3.64m)

Bathroom 8' 8" max x 5' 6" max (2.63m max x 1.67m max)

SECOND FLOOR

Second Floor Landing

Bedroom Three 15' 0" x 8' 9" (4.56m x 2.67m)

Bedroom Four 9' 5" x 11' 11" (2.86m x 3.62m)

OUTSIDE

Front Driveway

Rear Garden

Summerhouse

THE PROPERTY

We are delighted to offer to the market a beautifully presented, detached family residence, boasting stunning panoramic countryside views. Located in the highly popular and sought after location of Upwey, this beautiful property benefits from four double bedrooms, spacious lounge leading to a front aspect balcony, generously sized kitchen, bathroom and en-suite. Offering gas central heating and double glazing throughout. Externally there is a large driveway leading to two integral garages. The rear garden is a beautifully cared for space, offering a mixture of lawn and decking with a summerhouse / office providing additional accommodation.

Access is gained to the property from the first floor, where a welcoming light and airy entrance hallway provides access to the front aspect lounge, along with bedroom two and the family bathroom. The lounge is a spacious, bright room with an abundance of natural light flooding via sliding patio doors. Access is gained to the private balcony, where the breathtaking countryside views can be enjoyed. Bedroom two is a front aspect double bedroom also enjoying the direct views. The family bathroom comprises a modern suite, fitted with panelled bath and shower over, pedestal wash hand basin, WC and heated towel rail with complementary tiling to the walls.

A small set of stairs rise from the entrance hallway, where bedroom one and the kitchen are located. The kitchen boasts a wide range of eye and base level storage cupboards, integral gas hob, double oven and stainless steel extractor canopy as well as space for domestic appliances. The kitchen is sizeable enough to house a dining room suite. A side door from the kitchen provides access to both the front and rear of the property. Bedroom one is a double bedroom fitted with plentiful amounts of built in wardrobes. Access to the rear garden can be gained via a French door from bedroom one. An en-suite shower room is also accessed from bedroom one, comprising shower cubicle, vanity wash hand basin and WC.





The Property Cont'd/ . . .

Stairs rise once again to bedrooms three and four accessed from a second floor landing. Bedroom three is another well proportioned, dual aspect double room, enjoying the beautiful countryside views. Bedroom four is an ideal guest double, again with countryside views and additional eaves storage.

Externally, to the front of the property is a spacious block paved driveway leading to two integral garages. Both garages are fitted with traditional up and over garage doors. The rear garden is an extremely well-kept private space, enclosed by mature shrubs and trees and boasting a mixture of patio, lawn and decking area. A useful additional is an insulated summerhouse, which has the advantage of power and light, thereby offering versatile use.

The property is situated in the popular residential location of Upwey, local shops and amenities are within close proximity and bus routes close by. It is within easy access of Weymouth town centre and harbour with the added bonus of the relief road close by, providing access to surrounding towns such as Dorchester.

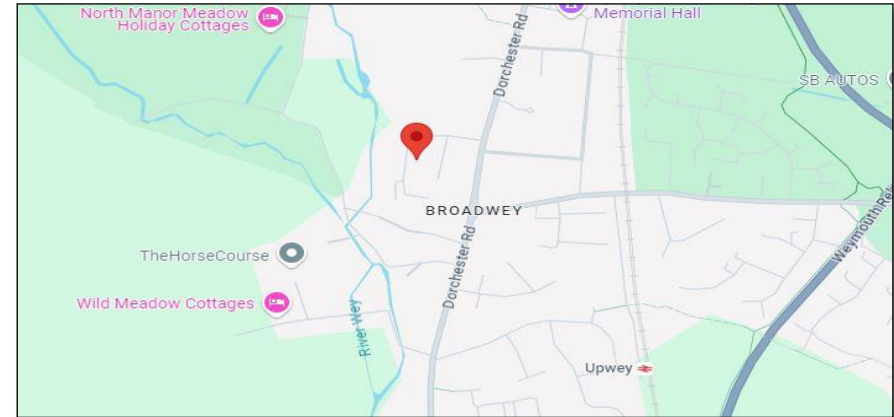
For further information, or to make an appointment to view this property, please contact Austin Estate Agents.



FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: E TENURE: Freehold

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MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.