



UPTON GLEN UPTON

Dorchester, DT2 8NE

Price £250,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A rare opportunity to purchase this park home situated on this much sought after residential park just 15 minutes' walk from the stunning Osmington beach. This home offers 3 bedrooms, a large sitting room with dining room, master bedroom with an en-suite and family bathroom. Situated in a wonderful plot with a 60ft garden that wraps right around the home and two covered parking spaces.

Situation

Upton Glen is nestled in a secluded valley just moments from the spectacular Jurassic Coastline beaches of Ringstead Bay and Osmington . Age restrictions apply in that all residents must be over 45 years of age.

The local area

0.9 miles – Osmington Mills Beach
7.6 miles – Dorchester Town Centre
7.1 miles – Weymouth Town Centre
Distances approximate from Google maps

Local Authority

Dorset Council Tax Band: B
Tenure: Freehold
EPC Rating: D



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 78 |
| (69-80) C | | |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

PROPERTY DESCRIPTION

Lounge/Dining Room

A wonderfully large and bright living room which leads into the dining room. The living room benefits from dual aspect windows and a feature fireplace. The dining room has double opening patio doors to the rear garden and further doors to the kitchen and inner hallway.

Kitchen

Double glazed side aspect window , integrated double oven, 5 ring gas hob with extractor over. A good range of wall and base units with worktops over. Inset sink unit, integrated fridge/freezer

Utility Room

Space and plumbing for washing machine and further wall and base units with worktops over. Rear door, storage cupboard housing the boiler.

Inner Hallway

Doors to all rooms, airing cupboard.

Bathroom

Double glazed side aspect window. Modern white bathroom suite comprising low level WC, wash hand basin and a P shaped bath with wall mounted shower

Master Bedroom

Two double glazed rear aspect windows, 2 x built in wardrobes and additional storage over the bed. Door to ensuite bathroom .

En-Suite

Double glazed rear aspect window. Low level WC, wash hand basin with cupboard, shower cubicle with wall mounted shower

Bedroom Two

Double glazed side aspect window, single built in wardrobe

Study

Double glazed side aspect window

Outside

A delightful rear garden approx. 60ft in length. Low maintenance with gravel and patio areas, raised beds and a 10 'x8 ' shed. Fully enclosed with delightful outlooks. The garden continues right around the park

Additional Information

An age restriction applies at Upton Glen, all residents must be over 45 years of age.

Pitch Fee £1921 per annum. Water & Sewerage £27 per month.

2 covered parking spaces are also conveyed with this property.

Material Information..

Additional information not previously mentioned

- Mains electric, LPG gas supply, Mains Water and Sewerage
- Water Meter
- Gas Central Heating
- Flooding in the last 5 years or not. No.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

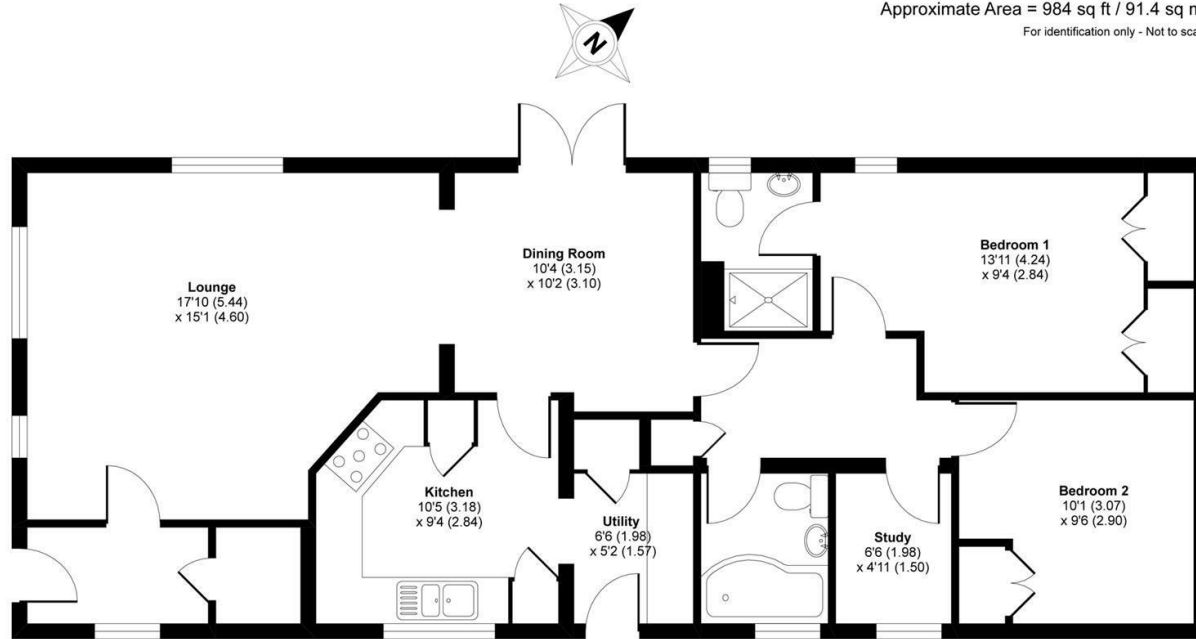
Flood Information:

flood-map-for-planning.service.gov.uk/location

Upton Glen Residential Park, Upton, Ringstead, Dorchester, DT

Approximate Area = 984 sq ft / 91.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Mayfair Town & Country. REF: 672675



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01305 269200

dorchester@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

