



Myrtle Cottages | Old Station Road | Upwey | DT3 5NJ

Offers Over £260,000

BEAUMONT  JONES

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Offered with no onward chain, we are delighted to offer a charming two bedroom period semi detached home within the popular residential area of Upwey. The property boasts distant countryside views from the loft room, living room, kitchen/diner, two double bedrooms, generous sized modern bathroom with dual aspect windows, generous sized enclosed front garden and off road parking for two vehicles. This property must be viewed to be appreciated.

- Characterful Semi-Detached Cottage
- Private Low Maintenance South Facing Front Garden
- Perfect First Time Buy/Coastal Retreat
- Off Road Parking for Two Vehicles
- Idyllic Setting within Upwey
- Offered with No Forward Chain

Full Description

Entrance into this beautiful period home is via either the front aspect UPVC double glazed door leading into a small porch with dual aspect double glazed windows, external power point and double glazed door leading into a welcoming hall with stairs rising to the first floor and a door leads though to the ground floor accommodation. There is also access into the property through the rear double glazed door which opens into an inner hall with door into the downstairs WC offering a WC with a high level cistern and an opening into the kitchen/diner. The kitchen/diner has a range of eye and base level units with work surfaces over, space for a Range



This beautiful character cottage is offered with no onward chain and offers off road parking for vehicles.



cooker with a fitted extractor hood over, space and plumbing for a washing machine, dishwasher and fridge/freezer, rear aspect double glazed window and ample space for a dining table and chairs. From the kitchen another opening leads into the cosy living room, this charming room has a lovely focal fireplace (previously used), front aspect double glazed sash window, understairs storage cupboard and a door opening into the hallway.

The first floor has a landing area with stairs rising to the loft room, two built-in storage cupboards, one housing the combination boiler and doors lead through to the master bedroom and modern bathroom. The master bedroom is a generous sized double boasting a front aspect double glazed sash window, feature fireplace and ample space for bedroom furniture. The bathroom is a generous size offering a modern suite including a panel enclosed bath with shower screen attached and wall mounted power shower over, low level WC, wash hand basin, dual aspect double glazed windows, heated towel rail, built-in cupboard, LVT flooring and partially tiled walls.

The loft room/Bedroom two has sloping eaved ceilings with a front aspect double glazed window enjoying distant countryside views. Due to the age of the property it wouldn't comply with current building regulations for a bedroom however it could have multiple use or can be used for storage. There is open storage into the eaves.

Outside offers a generous sized wall enclosed front garden which is mainly laid to patio with a raised flower beds, mature shrubs and trees. At the top of the garden there is a garden shed and access leading to the parking area. Hard standing area providing off road parking for two vehicles.

Located within Upwey, off Old Station Road the property is



located on the right hand side down the track. This property is set in an Area of Outstanding Natural Beauty, and offers excellent links to both Weymouth and Dorchester. The River Wey meanders gently through this picturesque village, passing a variety of footpaths and bridleways. The popular Upwey Wishing Well Tea Rooms, The Ship Inn and The Royal Standard public houses are both within walking distance. There is also a local shop, Tesco Express, vets, and regular bus service to Weymouth & Dorchester. Whilst enjoying village life, it is also within close proximity of the seaside resort of Weymouth and the county town of Dorchester (4 miles in either direction), offering a wide range of facilities. Weymouth, Dorchester and Upwey itself all have train stations on the main line to London Waterloo.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Currently Business Rates, previously Council Tax Band B.

Services: - Gas central heating. Mains electric & drainage.

Agents Notes- EPC TO FOLLOW

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

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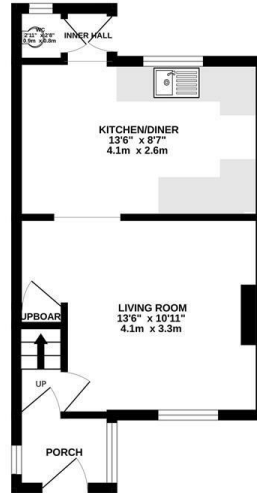
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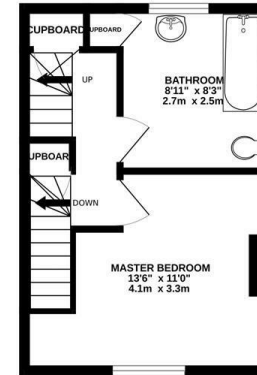


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

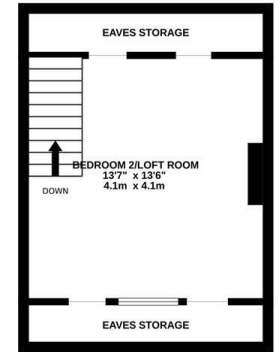
GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



1ST FLOOR
266 sq.ft. (24.7 sq.m.) approx.



2ND FLOOR
248 sq.ft. (23.1 sq.m.) approx.



TOTAL FLOOR AREA: 810 sq.ft. (75.2 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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We value more than your property

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