



Miles Gardens | Upwey | Weymouth | DT3 5NH

**£400,000**

BEAUMONT  JONES

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We are delighted to offer a modern two double bedroom detached bungalow located within a quiet cul-de-sac in Upwey. The property boasts a beautiful wrap around garden, bright and airy lounge/diner, fully equipped modern kitchen, bathroom, En-Suite and allocated off road parking for two vehicles. This lovely bungalow must be viewed to be appreciated.

- Two Double Bedroom Detached Bungalow
- Beautiful Wrap Around Gardens
- Three Years Remaining of the NHBC
- Allocated Parking for Two Vehicles
- Lovely Cul De Sac within Upwey
- Immaculately Presented Throughout

### Full Description

Entrance into this well presented bungalow is via a front aspect double glazed composite door leading into the hallway with loft access via a hatch, built-in storage cupboard and doors lead through to the accommodation. The generous sized lounge/ diner offers ample space for dining and living room furniture as well as offering dual aspect double glazed windows allowing an abundance of light into this room and a side aspect double glazed patio doors open onto the rear gardens patio area. The modern fitted kitchen offers eye and base level units with work surfaces over, eye level integral double oven, inset five ring gas hob and



This beautifully presented bungalow would make the perfect downsize.



extractor hood over, integral appliances comprise of a fridge/freezer, washing machine and dishwasher and a front aspect double glazed window.

The master bedroom is a generous sized double with a side aspect double glazed window and door opening into the En-Suite. The en-suite offers a modern and contemporary suite including a shower cubicle with a wall mounted mixer shower system over, low level WC, wall mounted vanity wash hand basin, heated towel rail, part tiled walls, extractor fan and a rear aspect double glazed window. Bedroom two is a further double offering plenty of space for a double bed, currently this room is set up as a dressing room and offers a front aspect double glazed window. The modern bathroom comprises a suite including a panel enclosed bath with shower attachment over, vanity wash hand basin, low level WC, partially tiled walls, wall mounted towel rail heater and a rear aspect double glazed window.

Outside there is a beautiful wrap around garden to the rear and to the front it is mostly laid to lawn with stone to shingle borders. In the rear garden there is a large patio area abutting the property creating the perfect space for a table and chairs, the remainder of the garden is mostly laid to lawn with mature shrubs and plants at the top section of the garden, this section of the garden offers lovely countryside views. There are a few steps down from the patio area with a path leading behind the property to a very useful storage area offering space for a shed and side access leading to the front of the property. To the side there are two allocated parking spaces.

Located on the edge of the pretty village of Upwey, on the outskirts of Weymouth, 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 D.

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

Agents Notes- Annual Maintenance fee of £395.

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.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



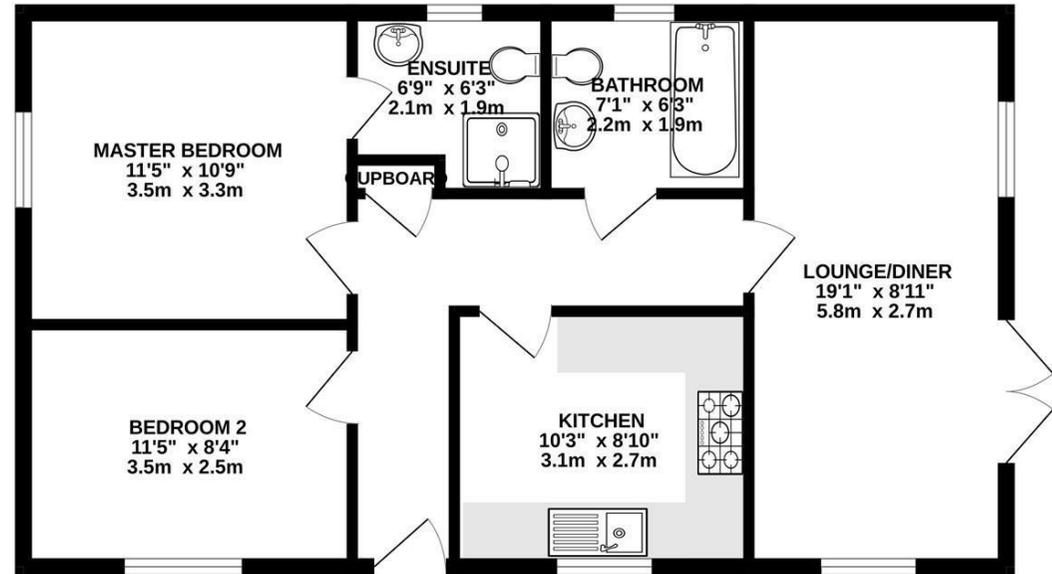
Positioned within the idyllic location of Upwey, close to local amenities and countryside walks.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>96</b>
(81-91) <b>B</b>	<b>82</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

**GROUND FLOOR**  
653 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA - 653 sq.ft. (60.6 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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