



Main Road | Osmington | Weymouth | DT3 6EE

Guide Price £280,000

BEAUMONT  JONES

Main Road | Osmington
Weymouth | DT3 6EE
Guide Price £280,000

This charming cottage style property is located in the sought-after coastal village of Osmington. Spacious accommodation includes; sitting/dining room, kitchen/breakfast room, separate utility room/cloakroom, three good sized bedrooms and family bathroom. Outside is a private courtyard garden, well kept communal gardens and a single garage.

- Generous Sized Three Bedroom Terraced House
- Private Courtyard and Communal Gardens with views towards The White Horse
- Set in the Coastal Village of Osmington
- Garage and Communal Parking

Full Description

Accommodation

Entrance to the property is via the private courtyard, front door and inner glazed door opening into a welcoming hallway with stairs rising to the first floor and doors to the following accommodation. The downstairs WC also offers ample space for a utility area with space and plumbing for a washing machine and tumble dryer.

The kitchen/breakfast room offers access to storage under the stairs, space for a small table and chairs and galley style



Spacious Cottage Style Terraced House



kitchen with ample wall and base shaker style units. There is a built-in oven, gas hob and extractor hood. From here glazed double doors open into the sitting/dining room. This spacious room offers a dual aspect with plenty of space for comfortable and dining furniture and a focal stone open fireplace.

Returning to the hallway, stairs rise to the spacious first floor landing with access to a large loft (with potential for conversion subject to the necessary consents) along with access to the remainder of the accommodation. Bedroom one is a generous sized double bedroom. Bedroom two is another double bedroom with rear aspect overlooking the gardens. Bedroom three is a compact double room/generous sized single bedroom adjacent to the master bedroom. The family bathroom offers a white suite with panelled P-shaped bath with shower and screen above, low level WC and pedestal wash hand basin.

Outside

There is a private courtyard abutting the property, laid to patio and enclosed with a fence and gate offering a private enclosed area to enjoy. Beyond this is a communal parking area and a garage (found in a block) with up and over door. The development also benefits from spacious communal gardens laid to lawn with some lovely views towards The White Horse and rolling countryside beyond.

Location

Osmington is a highly desirable village situated close to the World Heritage Jurassic coastline, offering an active community with a busy events calendar at the local village hall. The village itself also has a church and farm shop, there is a bus route into nearby Preston & Weymouth. There is



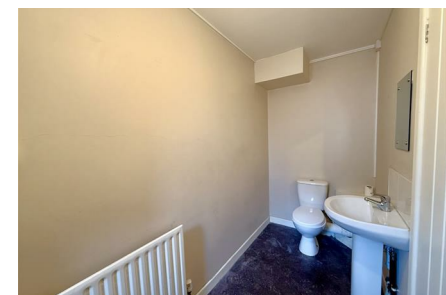
excellent walking and riding in the immediate vicinity with a network of bridle and footpaths over the surrounding rolling countryside and along the stunning coastline. Nearby is the old smuggling hamlet of Osmington Mills with further access onto the coastal path and well regarded thatched public house. Nearby Preston & Sutton Poyntz offers a mini supermarket, post office, general store, three public houses, takeaway, Cafe Oasis on the beach front and a primary school. There is also easy access to Weymouth & Dorchester.

Rating Authority: - Dorset (West Dorset) Council. Council Tax Band C. Services: - Mains gas, electric & drainage.

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.



Set in the popular coastal village of Osmington





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	90
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
70	
England & Wales	EU Directive 2002/91/EC

Main Road, Osmington, Weymouth, DT3

Approximate Area = 1210 sq ft / 112.4 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential), 1st November 2022. Produced for Average Sales and Lettings. REP: 600001

33 St Thomas Street
Weymouth
Dorset
DT4 8EJ
01305 787434

sales@beaumontjones.co.uk
www.beaumontjones.co.uk

We value more than your property