



AUSTIN  ESTATE AGENTS

Dorchester Road

Upwey

Weymouth

Dorset

DT3 5BX

£210,000

SUMMARY

- Charming Cottage
- Beautifully Presented Throughout
- Two Bedrooms
- Cosy Lounge
- Modern Fitted Kitchen
- Modern Ground Floor Bathroom
- Double Glazing
- Gas Central Heating
- Front Garden & Rear Courtyard
- Close to Local Shops & Amenities





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch

Lounge 10' 11" x 11' 4" (3.34m x 3.45m)

Kitchen 7' 0" x 12' 0" (2.14m x 3.66m)

Rear Porch

Bathroom 6' 5" max x 5' 2" max (1.95m max x 1.58m max)

FIRST FLOOR

First Floor Landing

Bedroom One 11' 3" x 9' 8" (3.42m x 2.94m)

Bedroom Two 8' 6" x 6' 5" (2.58m x 1.96m)

OUTSIDE

Front Garden

Rear Courtyard

THE PROPERTY

We are delighted to offer for sale this charming cottage situated in the sought after location of Broadwey / Upwey borders. The cottage is beautifully presented throughout having been refurbished sympathetically by the current owner and boasts a lounge, modern fitted kitchen, ground floor bathroom and two bedrooms with gas central heating and double glazing. Outside the cottage benefits from a front garden and a rear courtyard.

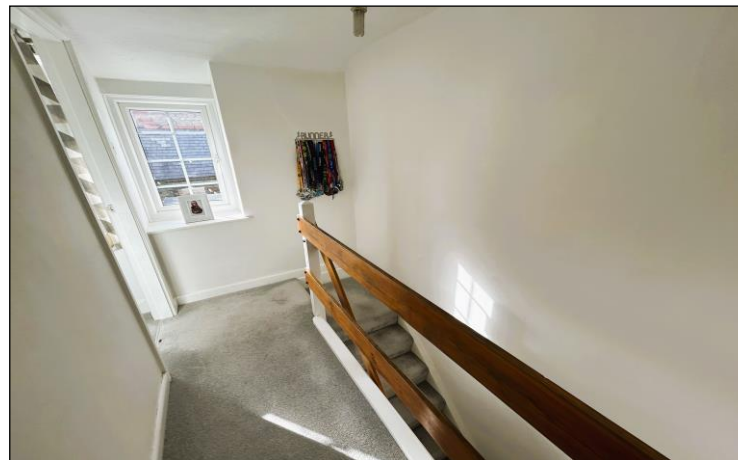
The entrance porch gives access into the light and airy lounge with front aspect double glazed window and useful storage cupboard. A door at the rear naturally flows into the kitchen which is fitted with a range of shaker style eye level and base units, in keeping with the cottage character, enhanced by an integral four ring gas hob, electric oven and stylish stainless steel extractor fan with space for a fridge freezer. An understairs cupboard is a beneficial addition for extra storage. A rear porch provides access to the rear courtyard as well as the ground floor bathroom. The bathroom is a contemporary space comprising panelled bath with shower over, pedestal wash hand basin, low level WC and heated towel rail. Tiling to the walls and floor add to the room's appeal. The combi boiler is found in the bathroom.

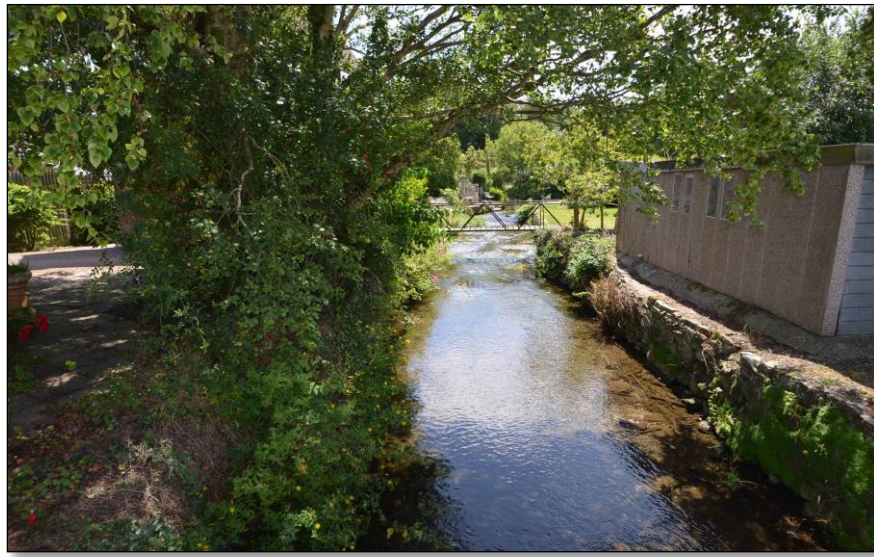
On the first floor the landing area, with a rear aspect double glazed window, hosts doors to the two bedrooms, which are both tastefully decorated, light and airy rooms with double glazed windows.

Externally the cottage features a pleasantly planted enclosed front garden with a pathway to the cottage entrance. The low maintenance rear courtyard area is fully enclosed and laid to paving with some planting to its borders.

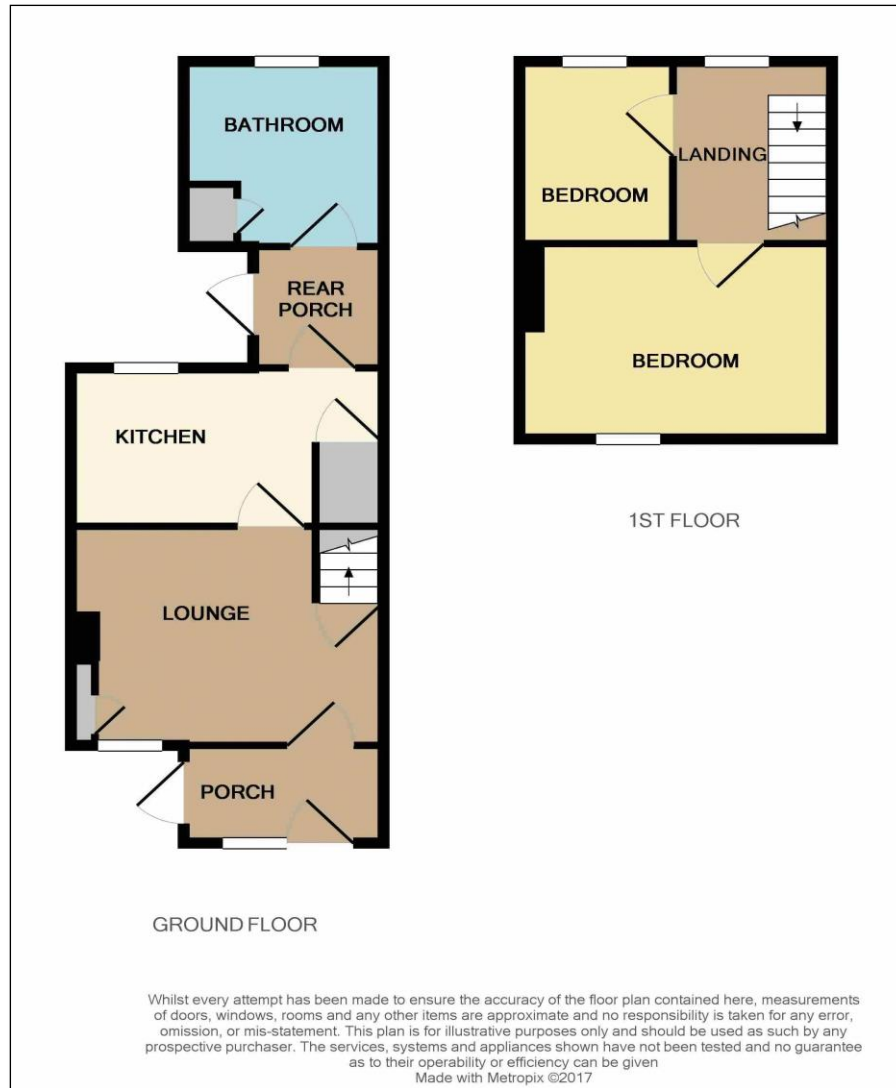
This pretty cottage is situated on the borders of Upwey and Broadwey. Many beautiful walks can be enjoyed within close proximity including an attractive stream side walk only moments from the cottage. Local shops and amenities are nearby. Transport links are favourable with bus routes to Weymouth and Dorchester, a mainline train station at Upwey with links to Bristol and London and easy access to the Weymouth Relief Road all being easily accessible.

For further information or to make an appointment to view this beautiful cottage, please call the team at Austin Estate Agents.

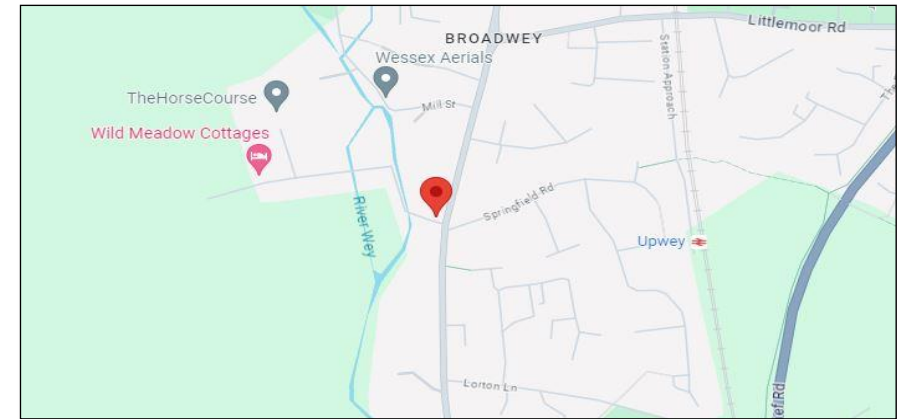




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: B 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.