



AUSTIN
ESTATE AGENTS

Dorchester Road

Upwey

Weymouth

Dorset

DT3 5LB

£325,000

SUMMARY

- Period Terraced Family Home
- Stunning Presentation Throughout
- Two Double Bedrooms Plus Loft Room
- Lounge & Dining Room
- Modern Fitted Kitchen
- Conservatory
- Spacious Modern Bathroom
- Double Glazing & Gas Central Heating
- South Westerly Rear Garden
- Detached Garage





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge 10' 2" x 10' 9" plus bay (3.11m x 3.27m plus bay)

Dining Room 10' 1" plus recess x 11' 10" (3.07m plus recess x 3.61m)

Kitchen 7' 10" x 14' 2" (2.38m x 4.32m)

Conservatory 8' 0" x 6' 3" (2.45m x 1.90m)

FIRST FLOOR

First Floor Landing

Bedroom One 14' 1" x 10' 10" plus bay (4.28m x 3.30m plus bay)

Bedroom Two 8' 2" x 13' 11" (2.48m x 4.25m)

Bathroom 8' 3" x 11' 6" (2.52m x 3.50m)

SECOND FLOOR

Loft Room 11' 7" x 13' 0" (3.54m x 3.96m) Sloped ceilings

OUTSIDE

Front Garden

Rear Garden

Garage



THE PROPERTY

Austin Estate Agents are delighted to offer for sale this beautifully presented, extended family home offering delightful countryside views to the rear. The property is maintained throughout to a very high standard, boasting two double bedrooms, separate lounge and dining areas, conservatory, modern fitted kitchen and bathroom as well as a loft room on the second floor with double glazing and gas central heating. Outside are well maintained front and rear gardens as well as a garage. We strongly recommend viewing to appreciate the property's stunning accommodation.

The welcoming reception hallway naturally flows into a delightful dining room with a double-glazed window to the rear offering attractive views. An archway leads through to tastefully decorated lounge with a feature fireplace to the centre and large double glazed bay window, which floods the room with natural light. The kitchen is accessed from the dining room. It is fitted with a modern range of matching, 'shaker' style, eye level and base units, integral four ring gas hob, double electric oven and stylish stainless-steel extractor hood. Double glazed bi-fold doors naturally lead onto a conservatory which overlooks the rear garden and offers countryside views

The property formerly was a three-bedroom house with a loft room. The previous owners converted a first-floor bedroom into a magnificent, spacious, family bathroom comprising low-level WC, pedestal wash hand basin, panelled bath and large walk-in double shower cubicle. The light and airy master bedroom, situated to the front of the property, spans the whole width of the property and boasts a cast iron fireplace and a double glazed bay window. Bedroom two situated at the rear of the property is spacious and benefits double-glazed double opening French doors to a Juliette balcony, with spectacular countryside views of the surrounding areas.

The staircase leading from the first landing ascends to a spacious loft room with two double glazed velux windows to the rear, again providing magnificent views. There are additional, useful storage cupboards in the eaves. The property also benefits from a cellar, which is three-quarters height with lighting.



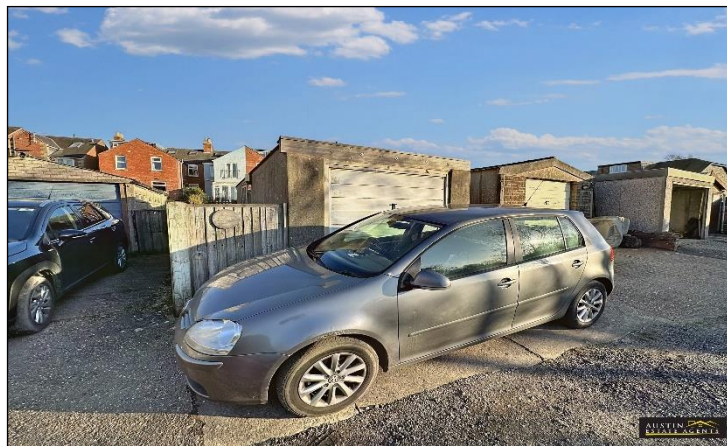
The Property Continued / . . .

Externally, the property offers a small enclosed front garden. The rear garden faces a favourable south westerly direction and has been professionally landscaped. It has attractive patio areas in which to enjoy the garden and the sunsets. The garden has a vast selection of attractive plants and shrubs to its borders with an area laid to lawn and beautiful views to surrounding countryside. An attractive path leads down the garden to a detached garage with up and over door and rear gate access.

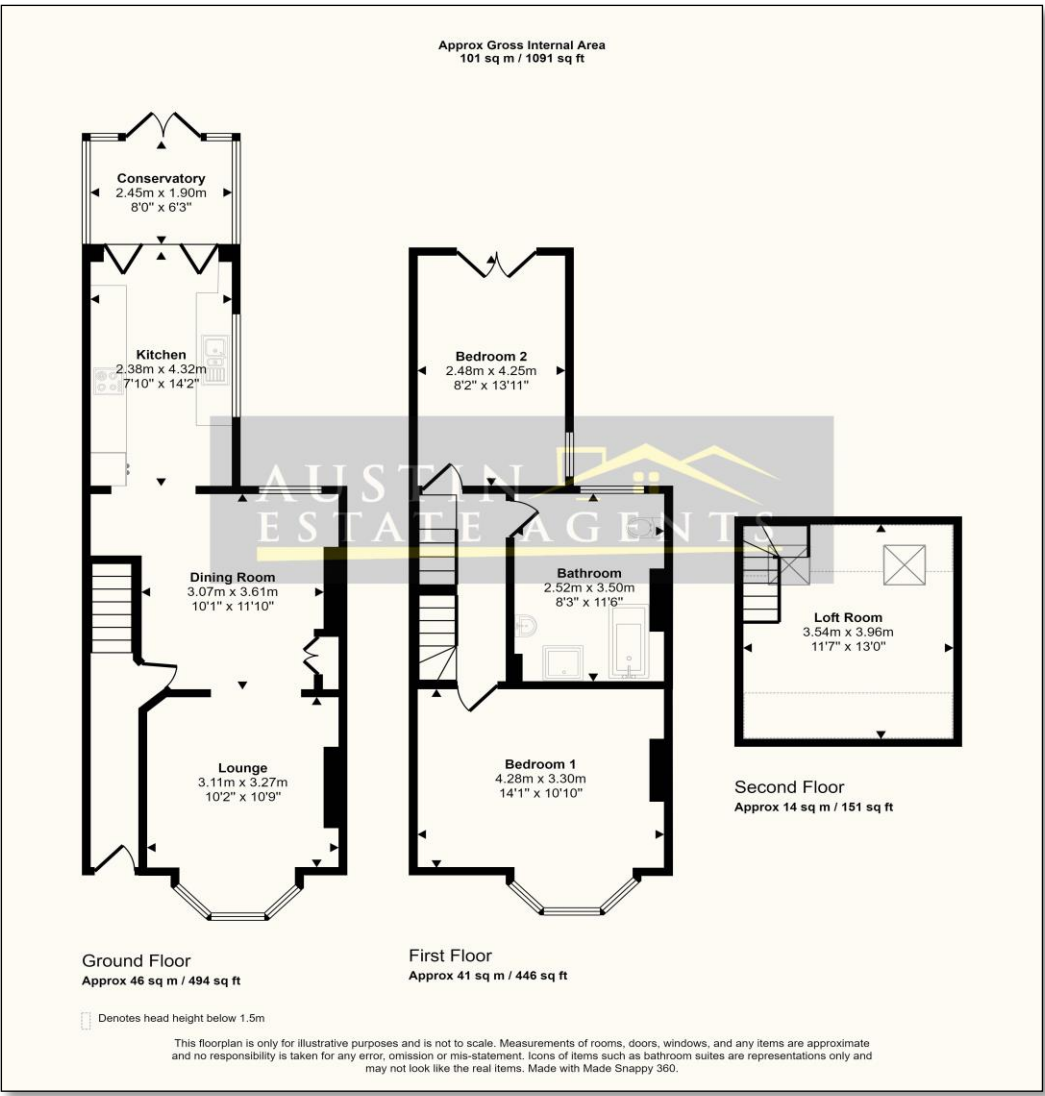
This stunning property is a short drive from central Weymouth and Dorchester. The area is perfect for countryside walks but also benefits from a range of independent shops, public houses, churches and schools all being nearby. Public transport is easily accessible from the property. A regular bus route between Weymouth and Dorchester is close by and Upwey is served by a train station with regular direct services to London Waterloo and Bristol Temple Meads, respectively.

For further information, or to make an appointment to view, please contact Austin Estate Agents.

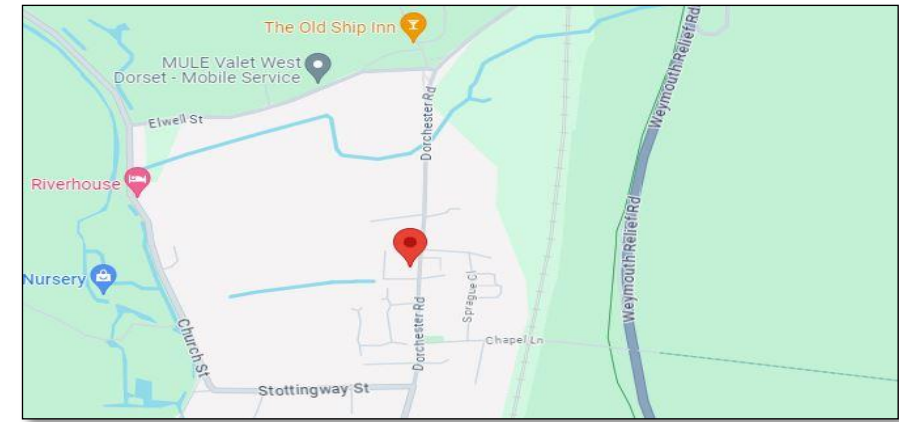




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: C

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.