



Osprey Road
Weymouth
£625,000

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Situated in Weymouth and tucked away in a quiet Cul de sac on the edge of Portland Harbour, this impressive four-bedroom link semi-detached home enjoys uninterrupted panoramic sea views. It is directly opposite both the Olympic sailing school and the cruise ship harbour ensuring plenty of action to watch. The property has been thoughtfully extended into the loft to create additional living space, ideal for modern family life. A South facing garden is complemented by two desirable first floor balconies, perfect for taking in the coastal outlook. Three of the bedrooms benefit from en-suite facilities, the fourth bedroom has its own shower room. The home is beautifully presented throughout in calming, neutral tones, creating a light and relaxed seaside feel. This wonderful home must be viewed to be fully appreciated. EPC rating is B.

Wyke Regis is a residential area of Weymouth and is close to the Rodwell Trail, the Heritage Coast footpath, and the famous Chesil Beach, which runs from Portland to Abbotsbury. The location offers good public transport links to Weymouth town and is within walking distance of local schools. Weymouth is a beautiful seaside town situated along the wonderful Jurassic Coast and just seven miles south of the Dorset County town of Dorchester. Its charming harbour and sandy beaches make for a wonderful day out, and it is also home to several nature reserves and a wide range of amenities. The National Sailing Academy, located between Weymouth and Portland, offers superb facilities that attract many local, national, and international visitors. The town has benefited from improved transport links, including a bypass and a network of cycle paths. There are regular bus services to neighbouring towns and a mainline train service to Bristol Temple Meads and London Waterloo.



A well-presented driveway leads you to the front of the home where access is gained via an attractive part-glazed door with decorative stained-glass detailing. Upon entering, you are welcomed into a beautifully presented hallway, complete with a useful understairs storage cupboard and access to the ground floor W/C. The hallway immediately sets the tone for the home, featuring stylish wood-effect flooring that flows seamlessly through to the open-plan living area beyond. The ground floor further benefits from underfloor heating throughout, adding an extra touch of comfort. The living space boasts an open and modern feel, with the living room featuring two sliding doors that offer direct access to the garden and allow the room to flood with natural light. An opening takes you through to the kitchen/dining area. The modern kitchen is well equipped with handleless grey gloss units, quartz work surfaces, and matching upstands. Integral appliances include a wine fridge, washing machine, dishwasher, electric oven, and four-ring electric hob. Completing the ground floor is a front-aspect double bedroom, generous in size and benefiting from en-suite shower room facilities, finished in neutral tones and carpeted for comfort.

Stairs rise to the first floor, where the tone and aesthetic of the home continue. The principal bedroom is positioned to enjoy sea views from its balcony and benefits from an en-suite shower room. Situated off the first-floor landing is an ideal terrace area, a perfect spot for outdoor furniture and enjoying the picturesque coastal views. The first-floor accommodation is completed by a third front-aspect double bedroom, benefiting from en-suite facilities.

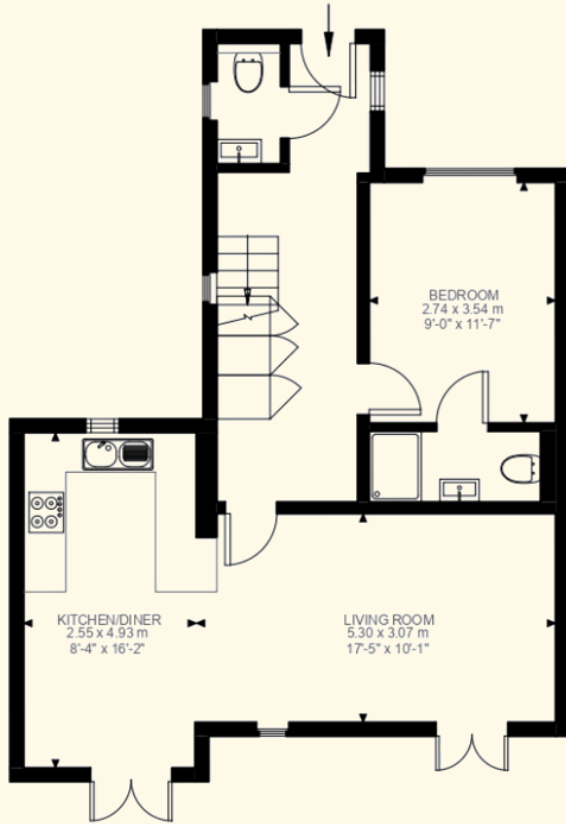
The second floor, created by the current owners, offers a versatile room with a Juliet balcony and luxurious en-suite facilities, including a freestanding bath with a centred mixer tap, a wash hand basin with fitted vanity storage below, and a W/C. The room is finished with attractive fully tiled walls and flooring, creating a high-specification finish.

Externally, an allocated parking space is situated to the front of the property, with the added benefit of additional visitor parking available. To the rear is a low-maintenance garden, laid with shingle and coastal grasses surrounding an attractive water feature. A patio area provides space for garden furniture.

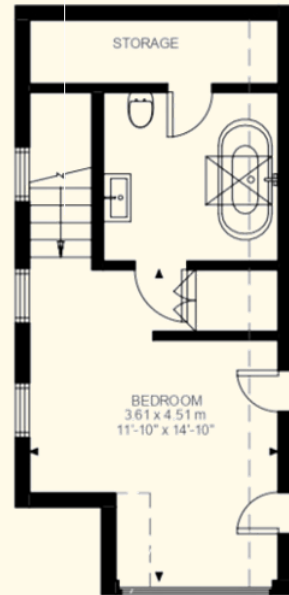
Osprey Road, DT4

Approximate Gross Internal Area
125.34 SQ.M / 1349 SQ.FT

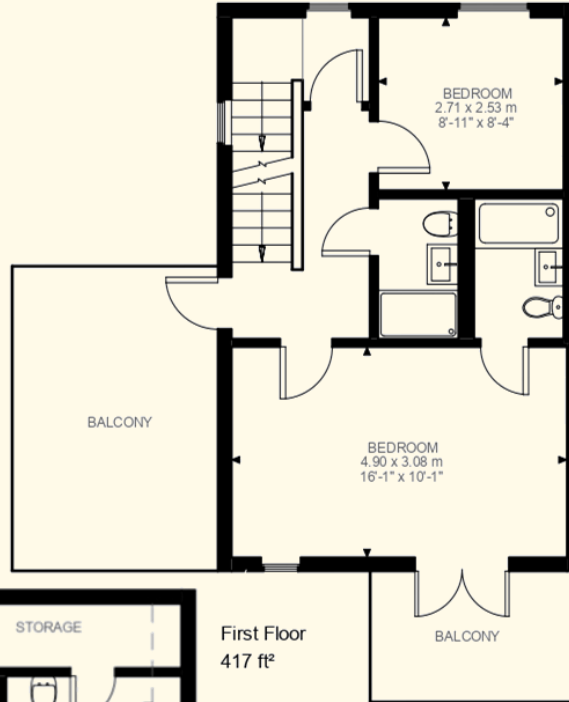
KEY: CH = Ceiling Height
Restricted Head Height



Ground Floor
628 ft²



First Floor
304 ft²



First Floor
417 ft²

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Agents Notes:

Please note that there is a quarterly charge of approximately £30 for the sewerage pump to the mains sewerage plus and annual charge of £40 for maintenance/servicing.

Services:

Mains electricity and water are connected.
Gas fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Council tax band C.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband and Mobile Service:

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit

<https://checker.ofcom.org.uk>

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>