



SOUTH VIEW

SILVERLAKE, DORSET, DT2 8FU

South View is a cosy mid-terrace two-bed cottage nestled in the heart of Beaumont Village with views across to Beaumont Lake. This charming property provides an opportunity for a second home and rental income.

Price £395,000

PART OF  HABITAT FIRST


HABITAT
RESALES

SOUTH VIEW

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Viewings by appointment only via Habitat Resales on
resales@habitatfirstgroup.com

- 2 Bedrooms
- Balcony
- Lake Views
- South Facing Private Garden
- Allocated Parking Space
- Freehold
- Income Opportunity
- On-site Facilities



The Property

The South View property is situated in the heart of the peaceful Beaumont Village. Beaumont Village is closely situated to the Hurricane Spa and Yurt, Children's Play Area and Beaumont Lake. The property enjoys vaulted ceilings to the first floor and open plan living on the ground floor as well as a sheltered private garden. The property has an allocated parking space and the garden is private and south-facing. The property has lake views which can be viewed from the balcony.

The Ground Floor

The open plan kitchen/living room with floor-to-ceiling glass patio doors and windows create a spacious light area. The kitchen offers a large range of wood effect cupboards with built-in appliances including a single oven, four-ring gas hob, built-in microwave oven, washer/dryer, fridge/freezer, integrated dishwasher and contemporary white quartz work surfaces. The kitchen also has a breakfast bar providing extra worktop space. The lounge has a modern wood-burning stove perfect for chilly evenings and creating a cosy warm atmosphere, space for a dining table and chairs and large glass bi-fold doors leading onto the garden. There is also a WC on the ground floor and a cloakroom.

The First Floor

There are two bedrooms on the first floor, the master bedroom is an en-suite shower room with a built-in wardrobe and doors leading onto the balcony with picturesque lake views. There is a further bedroom with built-in storage and doors onto the balcony looking across to Beaumont Lake. There is also a good-sized family bathroom on the first floor.

Outside

Ground floor bi-fold doors lead to a private enclosed south-facing garden with a decked area and lawn. The decking area is suitable for an outside 4-person table and chairs. The property has a private gate to the bottom of the garden leading onto the village green complete with communal BBQ. There is one allocated parking space. The Activity Hub is a short walk away where bicycles, paddleboards and other equipment can be hired. This property is in the heart of all amenities.

Silverlake Estate is a luxury gated community tucked away to enable homeowners to enjoy all the benefits available to them, with access to the spa, lakes and acres of countryside for walking, biking and much more. The Coast is only a short distance away with pebble beaches at Ringstead (5.5 miles) on the edge of Weymouth and the world-famous Durdle Door (9 miles) is also within easy reach, meaning there is plenty to explore.

There is a train station with a mainline service to London Waterloo at Moreton, just two miles along the road and amenities including a shop and village pub are nearby.

Directions

Directions From Dorchester, proceed eastbound on the A352. Go through Broadmayne and at the Warmwell Cross roundabout, take the first exit onto the B3390, signed Warmwell. Proceed along this road for about two miles and Silverlake entrance gates will be found on your left-hand side, just prior to entering Crossways.

Estate Charge

The current annual Estate charges for this property are; The Estate Premium Charge approximately £2000+ VAT, interim guideline figure for Service Charge approximately £5,170 + VAT. This pays for management, maintenance and repair of all communal areas including lakes, pathways, play areas, tennis court, MUGA court etc. as well as family membership of the Hurricane Spa and on-site security and management. Services Mains water and electricity. Water and central heating via air source heat pump and underfloor heating.

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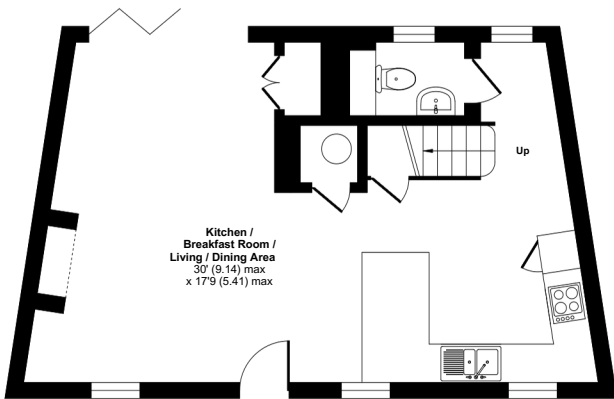
GROUND FLOOR

- KITCHEN / BREAKFAST ROOM / LIVING / DINING AREA 30' (9.14) x 17'9 (5.41)
- WC

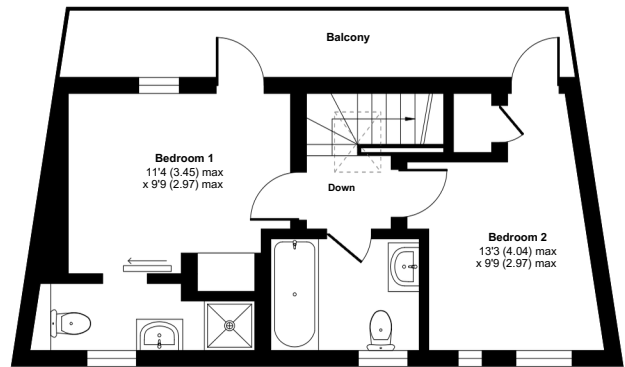
FIRST FLOOR

- BEDROOM 1 11'4 (3.45) x 9'9 (2.97)
- ENSUITE
- BEDROOM 2 13'3 (4.04) x 9'9 (2.97)
- BATHROOM
- BALCONY

Properties at Silverlake are for use as holiday homes and cannot be used as a Principle Primary Residence.



GROUND FLOOR



FIRST FLOOR



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Score	Energy rating	Current	Potential
92+	A		117 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HOMEOWNER SERVICES

When purchasing a holiday home at Silverlake, you have the benefit of enjoying exclusive access to a range of our in-house services, that are on hand to cater for all of your property needs.

Habitat Escapes

As the official holiday rental company for Silverlake, Habitat Escapes offers a professional one-to-one service and removes all of the traditional headaches associated with renting a holiday home. We understand the emotional and financial costs associated with your holiday home and that it needs to be well looked after.

Our full management service removes all the hassle of letting a property and includes housekeeping, a national PR and marketing campaign and a comprehensive website with a bespoke multi-functional booking system.

Our friendly team handle all of the enquiries and bookings and have exceptional relationships with owners and guests alike.

Once on site, we provide a meet and greet service, welcome hamper for your guests, complimentary toiletries and a 24/7 on-call maintenance service. As the only agent based on site, we are able to deal with any issues during a guest's stay swiftly and efficiently, leading to excellent reviews.



Habitat Housekeeping

Our onsite Housekeeping team are always on hand and will ensure everything is taken care of in preparation for your arrival, so you can relax from the moment you arrive at your holiday home.

In addition to arrival cleans, we can offer mid-stay cleans, sanitisation and deep cleans.

If you choose to rent out your property, the Housekeeping team is also on hand to arrange changeover cleans, including bed linen and welcome gifts.

As the official onsite team, Habitat Housekeeping's understanding of the properties is second to none.



Habitat Maintenance

The maintenance Team is responsive 24/7 to help you keep your property looking its best year-round.

Our small works division can now offer a range of services including project management, property upgrades, decking enhancement, boat store lofts and house decoration.

Most work can be completed onsite by our team allowing a more competitive service and we have also built up a list of reliable local contractors to facilitate any other works.

We can offer an annual or bespoke maintenance package including spider, algae and deck treatments, window cleaning (including high reach and skylights) and all relevant safety certification and utilities servicing where required.

