

Symonds
& Sampson

9a Willow Crescent
Preston, Weymouth, Dorset

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Preston
Weymouth
Dorset DT3 6DX

Spacious architect-designed three bedroom detached chalet bungalow set in attractive extensive gardens, situated in a tucked away and popular location at Preston.



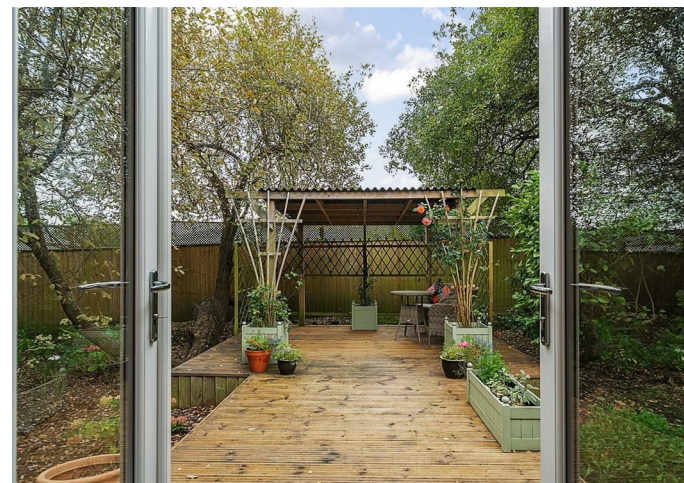
- Individually designed detached chalet bungalow
 - Three spacious double bedrooms
 - Three bathrooms
- Open plan sitting/dining room and kitchen
 - Attractive landscaped gardens
- Driveway and parking for several vehicles
 - Popular location close to amenities

Offers in Region Of £535,000

Freehold

Poundbury Sales
01305 251154

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THE PROPERTY

An architect-designed built detached chalet bungalow conveniently situated in a tucked away and sought after position at Preston, within easy walking distance to a range of amenities at Chalbury corner. Set in attractive and extensive private gardens surrounding the property a driveway offers parking for several vehicles. Internally the accommodation is very well presented with a host of modern contemporary features and extremely versatile with a ground floor bedroom with a spacious en-suite bathroom and two first floor double bedrooms.

ACCOMMODATION

An entrance door leads into a hallway with feature hardwood and a glazed staircase to the first floor. Doors lead to a contemporary shower room with a large walk-in shower. Access from the shower room leads to a utility store housing a Vaillant gas-fired boiler and pressurised hot water cylinder together with plumbing for the washing machine. A ground-floor double bedroom has French doors opening to the garden together with the benefit of a spacious en-suite bathroom. A real feature on the ground floor is an open plan sitting/dining room and kitchen offering an abundance of natural light and three sets of French doors opening out to the gardens which wrap around the property. The kitchen is fitted with a range of hardwood wall and floor cupboards with integrated dishwasher and a freestanding electric cooker with an induction hob. Underfloor gas-fired central heating runs throughout the ground floor.

On the first floor are two further double bedrooms, both with

bespoke fitted wardrobes/cupboards together with a family bathroom.

OUTSIDE

The property is approached from a private brick paved driveway to the side of the neighbouring bungalow in Willow Crescent with timber double gates opening onto a large brick drive and parking for several vehicles. Beautiful lawned gardens surround the property stocked with a variety of shrubs, plants and trees with covered sitting areas for different parts of the day. Two garden sheds are included in the sale.

SITUATION

The property is a hidden gem, being situated in a tucked away position accessed off a private drive from Willow Crescent at Preston. Preston is one of the area's most sought after locations being within walking distance to the beach at Overcombe and Bowleaze Cove. There are a wide range of local amenities close by including post office/ general store, café, public house and florist. There is a doctor's surgery and deli/off license literally a few minutes level walk from the property by Chalbury corner.

The bustling and lively town centre of Weymouth can be found within approximately 2 miles to the south and provides a comprehensive range of shopping and educational facilities. There is a large sandy beach as well as a picturesque inner harbour surrounded by a number of boutiques, eateries and café/bars. Weymouth and Portland boast excellent sailing and water sport facilities and the resort is surrounded by rolling countryside which

is well dispersed with foot and bridle paths giving access to many areas of Outstanding Natural Beauty, in particular, those along the World Heritage Jurassic Coastline. The town also benefits from rail links to both London Waterloo and Bristol Temple Meads.

DIRECTIONS

What3words:///thread.steeped.roaring

SERVICES

Mains gas, electric, and water. Pumping station that pumps sewerage into the Wessex main.

Gas fired central heating system with underfloor heating to the ground floor.

Local Authority: Dorset Council Tel: - 01305 251000

Broadband: Superfast is available in the area. Highest download speed 80 Mbps
Mobile Phone: Network coverage is reported to be likely indoors and out (Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Council Tax Band: E
EPC Band: C

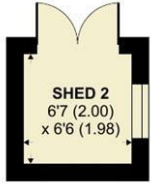


Willow Crescent, Preston, Weymouth

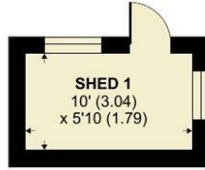
Approximate Area = 1382 sq ft / 128.3 sq m
 Limited Use Area(s) = 29 sq ft / 2.6 sq m
 Outbuildings = 100 sq ft / 9.2 sq m
 Total = 1511 sq ft / 140.1 sq m

For identification only - Not to scale

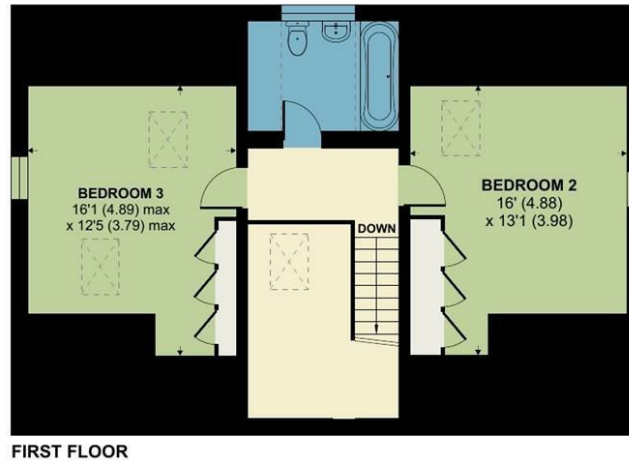
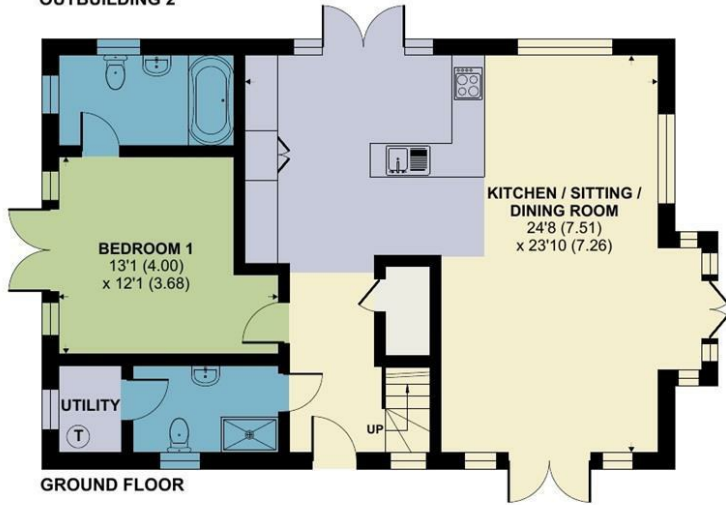
Energy Efficiency Rating	
Current	Target
<small>Energy Efficiency - Overall rating scale</small>	
A	B
B	C
C	D
D	E
E	F
F	G
G	
77	87
<small>Energy Efficiency - Environmental grade</small>	
<small>England & Wales</small>	
<small>EU Directive 2002/91/EC</small>	



OUTBUILDING 2



OUTBUILDING 1



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1191034



Poundbury/DW/10.12.24rev



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