



24 Seven Acres Road  
Preston Weymouth, DT3 6DQ

**£475,000 Freehold**



## 24 Seven Acres Road

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A spacious four bedroom detached family home located in a the much sought after area of Preston within a mile of the beaches at Overcombe Corner or Bowleaze Cove and with good local amenities close by within Preston. Situated on an elevated plot enjoying sea views from the front windows to Weymouth Bay and with a large elevated garden to the rear. Internally the accommodation is well proportioned with three reception areas plus a kitchen breakfast room there are four bedrooms on the first floor with an en suite shower room to bedroom 1 and a family bathroom.

### Entrance Hall

### WC

WC and corner wash hand basin

### Lounge

17'10" x 11'10" (5.45 x 3.62)

Sea View Double doors to

### Dining Room

11'4" x 9'10" (3.47 x 3.01)

Open plan to

### Garden Room

11'5" x 6'9" (3.50 x 2.08)

### Kitchen

17'0" x 9'10" (5.20 x 3.00)

Extensive range of kitchen units with sink unit set into worktops with drawers and cupboards below, double oven gas hob, plumbing for dish washer, wall mounted cupboards and ample space for a kitchen table

### Utility Area

6'10" x 6'9" (2.09 x 2.07)

Wall mounted gas boiler plumbing for washing machine

### Landing

Built in cupboard

### Bedroom 1

15'11" x 11'11" (4.86 x 3.65)

Sea View

### En Suite Shower Room

Fitted with white suite comprising a tiled shower wash hand basin with cabinet below and WC, tiled walls and floor

### Bedroom 2

13'5" x 11'7" (4.10 x 3.54)

### Bedroom 3

13'1" x 8'4" (4.00 x 2.55)

Sea View, Sliding patio doors to

### Balcony

9'1" x 3'3" (2.79 x 1.00)

Sea views

### Bedroom 4

9'10" x 9'0" (3.02 x 2.76)

### Bathroom

Fitted with white suite comprising panel bath, wash hand basin with cabinet below, WC tiled walls and floor





### **Garage & Driveway** 16'4" x 8'6" (5.00 x 2.60)

Ample off road park to the front for three car leading to a single garage with an up and over door power and light and potential storage space above

### **Gardens**

Garden to the front laid to lawn, side pedestrian access to large elevated rear garden with patio area and steps leading to a large lawned area with sea views from the top of the garden

### **Utility Supplies**

Mains gas electricity water & drainage connected

### **Construction**

Traditionally built with brick elevations under a pitched roof

### **Council Tax**

Band E with Dorset Council

### **Flood Risk**

No risk from rivers & sea Low risk from surface water

### **Phone and Broadband signal strength and coverage**

Vodafone & O2 signals are strong, 3 & EE are average

TV, Sky & BT are available Virgin in not available

Broadband estimated standard 16 mbps superfast 80 mbps ultrafast is not available yet

### **Legal Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan



Viewing

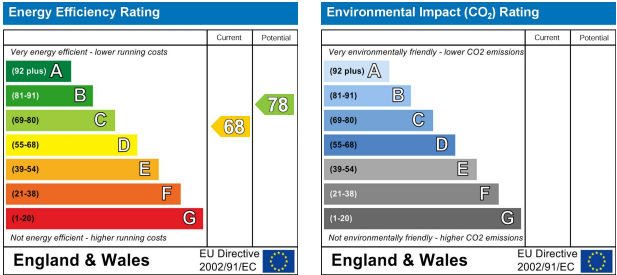
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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