

£300,000 Freehold











# 31 Sutton Road

# Preston Weymouth, DT3 6LS

A natural stone three bedroom terraced cottage located on the sought after Sutton Road on the edge of the pretty village of Sutton Poyntz a short walk from the duck ponds and open countryside plus just over a mile from the beaches at Overcombe and Bowleaze. The cottage offers two reception rooms and a kitchen on the ground floor plus three bedrooms on the first floor and a bathroom. the windows have been upvc double glazed in keeping with the character style of the property but is otherwise generally ready for updating. Outside there is a garden to the rear.

**Dining Area** 11'10" x 9'8" (3.62 x 2.95) Fireplace storage heater

kitchen Area

9'8" x 6'1" (2.95 x 1.86)

## Hall

Door to rear garden, cupboard

**Lounge** 11'9" x 11'6" (3.60 x 3.51)

Country views, Fireplace, storage heater

## Landing

**Bedroom 1** 10'7" x 11'10" (3.25 x 3.61 )

**Bedroom 2** 10'10" x 9'6" (3.32 x 2.92)

Country views

**Bedroom 3** 12'6" x 7'11" (3.82 x 2.42)

This bedroom is partial on a flying freehold being partially over next door no 33 Sutton Road

#### Bathroom

Panel bath, wash hand basin and WC cupboard housing water cylinder

#### Outside

Steps with borders to the sides in front leading to the front door there is also a shared pathway across the front with the other cottages

To the rear is an enclosed garden mainly laid to lawn with a timber shed and a pedestrian access. There is a right of way across the rear garden for the other cottages in the terrace that is rarely used

## **Parking**

There is no allocated off road parking, on street parking is generally available

























#### Council Tax

Band B with Dorset Council

#### **Fenure**

The Property is Freehold, Bedroom 3 to the front is partially over next door creating a flying freehold for that area

## **Utility Supplies**

Mains water electric and drainage, gas is available in nearby

#### Construction

Traditionally built with stone elevations under a pitched roof

### Flood Risk

Very low from river sea or surface water

# Phone and Broadband signal strength and coverage

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

TV, Sky & BT are available Virgin in not available

Broadband estimated standard 15 mbps superfast 80 mbps ultrafast is not available yet

## Legal Disclaimer

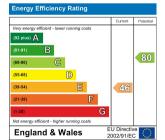
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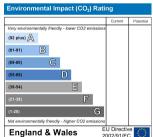
Floor Plan Area Map





# **Energy Efficiency Graph**





# 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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