



Oakbury Drive | Preston | Weymouth | DT3 6JE

**Offers Over £168,000**

BEAUMONT  JONES



**Oakbury Drive | Preston**  
**Weymouth | DT3 6JE**  
**Offers Over £168,000**

This spacious two double bedroom ground floor flat is offered for sale with no forward chain. Light and spacious accommodation includes; generous sized living room, modern kitchen with large window overlooking the communal rear gardens, two double bedrooms and bathroom. The inviting well kept communal gardens surround this small block and there is level access to nearby local amenities, RSPB Lodmoor Nature Reserve and the beach at Overcombe.

- Two Double Bedroom Ground Floor Flat
- Modern & Spacious Kitchen
- No Forward Chain
- Level Access to the Nature Reserve & Beach
- Set in Inviting Communal Gardens
- Potential to Acquire Nearby Garage

**Full Description**

**Accommodation**

Entrance to the property is via the well-kept communal hallway and front door opening into the living room. There is a useful storage cupboard and the room opens into the main living area. There is a large front aspect window offering plenty of light. This room is open to a spacious kitchen with modern wall and base units and breakfast bar area offering separation between the two rooms. There is a large window offering light and views over the communal gardens, space for an oven, fridge/freezer and washing machine. A door from the living room opens into an inner hall and access to the remaining accommodation. Bedroom one is a good sized double bedroom with further large rear aspect window overlooking the garden. Bedroom two is a compact double bedroom with front aspect window and two





Light & spacious  
two bedroom  
ground floor flat  
with communal  
gardens



built-in storage cupboards. The bathroom is located between the bedrooms and offers a side aspect obscure window and white suite comprising of a bath with shower over, wash hand basin with vanity storage and low level WC.

#### Outside

The communal gardens surround this small block of similar property. Mainly laid to lawn with a hardstanding area for bins and a washing line. There is plenty of space for seating and entertaining areas with a lovely backdrop of a copse located next door. There is plenty of parking available on this quiet residential road. There is a single garage available by separate negotiation, it is located within the block of garages to the rear with an up & over door.

#### Location

Set on a quiet residential road in the popular location of Preston, just moments from the RSPB Lodmoor Nature Reserve and a short stroll to the beach at Overcombe. Preston represents one of the most sought-after residential areas of Weymouth and is well served by local amenities at nearby Chalbury Corner with its delicatessen, pharmacy and doctors surgery. Closer at hand is the local florist, post office and convenience store on the corner of Preston Beach Road. There is a well-regarded café and access to the beach at Overcombe Corner in addition to beautiful walks at the nearby Lodmoor Nature Reserve and Jurassic coastal paths.

Rating Authority: - Dorset (Weymouth & Portland) Council.  
Council Tax Band B. Services: - Mains electric & drainage.

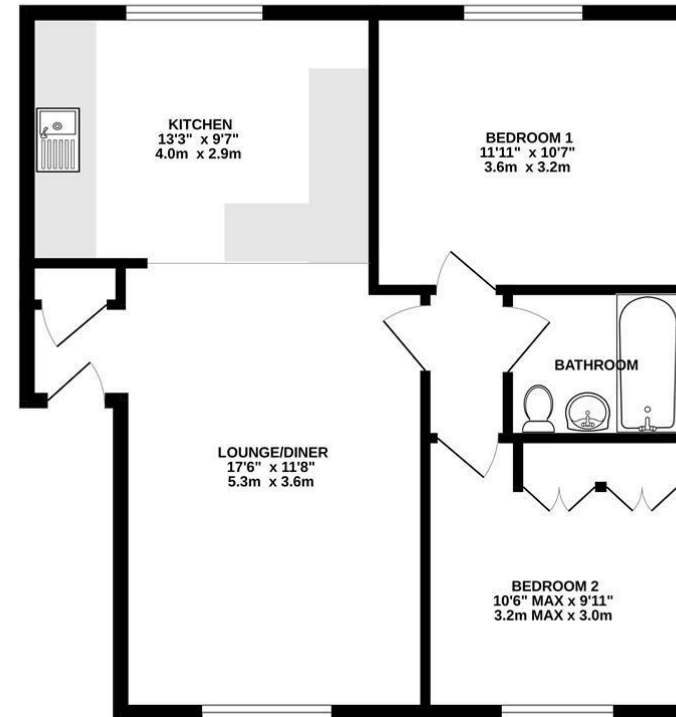
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	71
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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*We value more than your property*