



183 PRESTON ROAD

PRESTON, WEYMOUTH, DT3 6BG



Robert Williams

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Detached Edwardian style home- ripe for updating or extending (subject to planning permissions).



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Very well presented, 6 bedroomed detached house of great character and charm with large, delightful back garden and retaining many of its original features.

The property is located in a popular suburb on the eastern edge of the resort of Weymouth, approximately 2.5 miles from the town centre and harbour, and only 1 mile from Overcombe Beach and Bowleaze Cove. There is a local Spar shop and pubs close by and a doctor's surgery and primary school a short walk away.

This is a rare opportunity to acquire a substantial Edwardian style home built in 1927 and having had only two owners since. It is set in a very large plot with a lovely back garden. Potential to further update or extend, subject to the usual planning consents if required.

Many original features have been retained including the Oregon pine flooring in the hall and reception rooms, picture rails, decorative timber fire surrounds and colourful stained glass in the front and balcony doors.

The two bright reception rooms have bay windows, the kitchen was hand built in elm by a shipwright carpenter and there are 6 bedrooms, with 2 bedrooms and an additional shower room on the second floor.

The house has an integral single garage and hardstanding for parking or turning several cars, whilst at the rear is a 150 feet long level and wide lawned garden with mature fruit trees. Solar panels installed in 2011 have a good feed in tariff and yield a quarterly income.

6  bedrooms 2  bathrooms
2  receptions 2  car spaces

Local Authority: Dorset Council

Council Tax Band: E

Tenure: Freehold

Heating: Gas Central Heating

Services: Mains electricity, water, drainage. solar panels

Energy Efficiency Rating: D





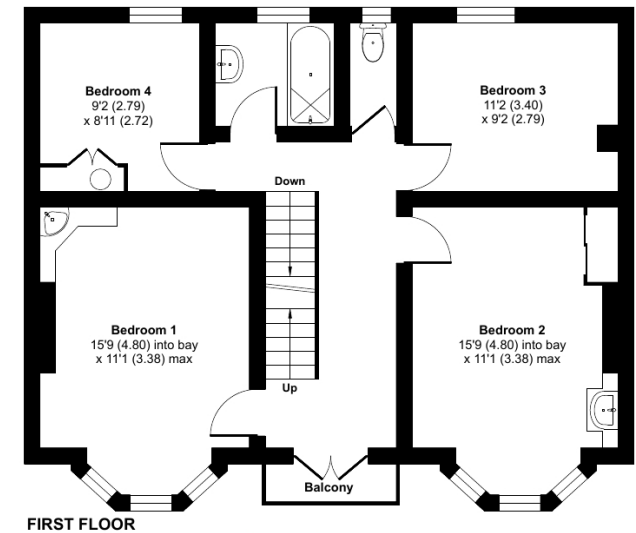
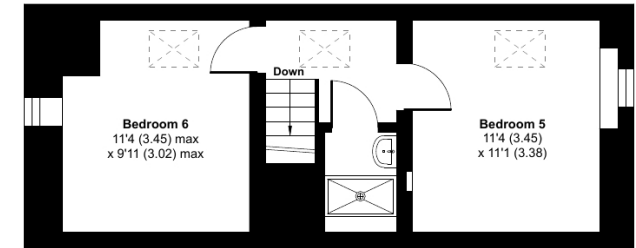
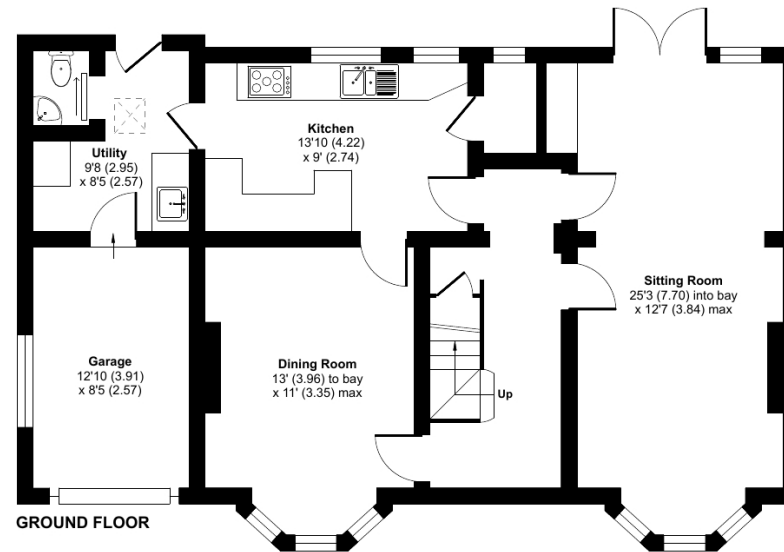
Preston Road, Preston, Weymouth, DT3

Approximate Area = 1889 sq ft / 175.4 sq m

Garage = 107 sq ft / 9.9 sq m

Total = 1996 sq ft / 185.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Robert Williams Ltd. REF: 1069773



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.