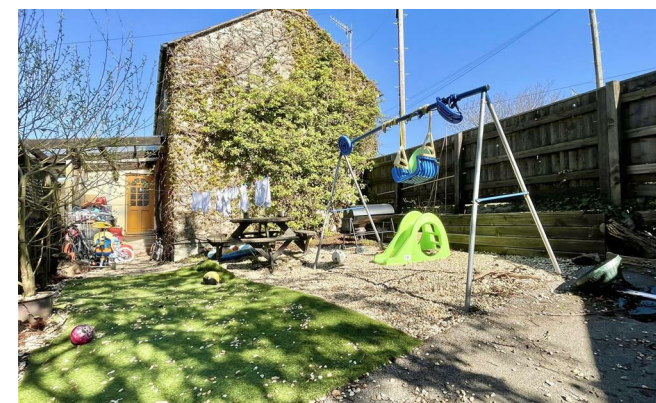


DIRECT



MOVES



Church Road , Preston DT3 6BU

- Period grade two stone built cottage
 - Two receptions
 - Potential for off-road parking
- Nearby countryside & coastal walks
- Outstanding nearby beach and sea
- Three bedrooms
- Scope to improve internally
- Perfect holiday let or air bnb
- Priced to sell

Offers In Excess Of £265,000 Freehold





Entrance

Accessed through a front-facing door leading into the hallway.

Entrance hallway

Ceiling light, stairs leading to the first floor, with doors opening to the following rooms:

Lounge

13'9" x 13'9"

A front-facing room featuring a sash window, a fireplace with a wooden surround, a ceiling light, a wall-mounted radiator, and laminate flooring.

Downstairs shower room

Comprising of a shower cubicle with a rainfall shower head, a wall-mounted radiator, a low-level WC, ceiling light and a pedestal wash hand basin with splashback tiling.

Dining room

15'1" x 7'10"

A front-facing room with a sash window, a large fireplace with a log burner, a hanging ceiling light, and a wall-mounted radiator. There is also a spacious under-stair storage cupboard. A door leads to the kitchen.



Kitchen

19'8" x 6'6"

A rear-facing kitchen with a large window, as well as a side-facing wooden door providing access to the garden. The kitchen features a range of eye and base-level units with work surfaces, space for a range cooker with an extractor fan above, space for white goods, and a ceramic sink with a drainer board. There is a wall-mounted combination boiler, a strip light, and a wall-mounted radiator. A skylight adds additional natural light.

First floor landing

Rear-facing wooden-framed window offering distant hillside views, a wall-mounted radiator, and a loft hatch. Doors lead to the following rooms:

Bedroom one

15'8" x 10'5"

A dual-aspect room with windows providing plenty of natural light. The room includes a hanging ceiling light and a wall-mounted radiator.

Bedroom two

14'1" x 8'6"

A front-facing room with a sash window, a hanging ceiling light, and a wall-mounted radiator.

Bedroom three

11'1" x 10'2"

A front-facing room with a sash window, a wall-mounted radiator, and a hanging ceiling light.

Bathroom

10'9" x 5'6"

A rear-facing room with a panel-enclosed bath and a handheld shower. There is a low-level WC, a pedestal wash hand basin with splashback tiling, and an airing cupboard with shelving. Ceiling light and wall-mounted radiator.

Garden

Side-aspect garden, fully enclosed by wooden fencing, with gated rear access for potential parking. The garden area is mainly gravel with a sheltered pergola off the kitchen.

N.B

This property is Grade 2 listed.



Local Authority
Council Tax Band **D**
EPC Rating **E**

GROUND FLOOR



1ST FLOOR



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 purchaser. 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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

