



## Preston Road

Preston, Weymouth DT3 6BJ

- Charming two bedroom thatch cottage
- Short stroll to local amenities & transport links
  - Downstairs shower room
- Character features throughout
- Highly sought after location
- Recently renovated SOUTH FACING rear garden
- Nearby coastal & countryside walks

**Offers Over £180,000 Freehold**





### Front of Property

Located on Preston Road, this charming cottage benefits from double iron gates leading into the garden, and a wooden front door that opens into the entrance porch.

### Entrance Porch

A useful space with a glass panel door to the living room, coat hanging space, a wall thermostat, and exposed ceiling beams.

### Living Room

17'8" x 13'5"

A cosy, front aspect living room featuring a window providing natural light. An internal window and door lead through to the kitchen, while stairs rise to the first floor. A charming feature fireplace with chimney stack and wooden surround creates a focal point, and exposed ceiling beams add character to the room.





### Kitchen

10'5" x 9'10"

A rear aspect, partially tiled kitchen fitted with a range of eye and base level units. It includes a ceramic one and a half bowl sink with an InSinkErator food waste disposal unit and a stainless mixer tap, plus space for white goods. A Vaillant boiler is wall mounted. The room has an internal window overlooking the rear garden. A door leads through to the rear hall.

### Rear Hallway

5'2" x 4'3"

A rear hallway providing hanging/ storage space, a newly installed glass panel door onto the rear garden and another door into the shower room.

### Shower Room

6'2" x 5'6"

Includes a heated towel rail, an obscured internal window, a hand wash basin with stainless mixer tap, an electric shower with handheld head, a low level W/C and an extractor fan.

### First Floor Landing

Doors provide access into both bedrooms, with ceiling lighting and a loft hatch above.

### Bedroom One

10'5" x 9'6"

A dual aspect bedroom with front and side aspect windows, built in wardrobes accessed via fitted doors, and a wall mounted radiator.

### Bedroom Two

12'5" x 9'2"

A front aspect bedroom with wall mounted radiator, front aspect window, ample space for free standing wardrobes.

### Rear Garden

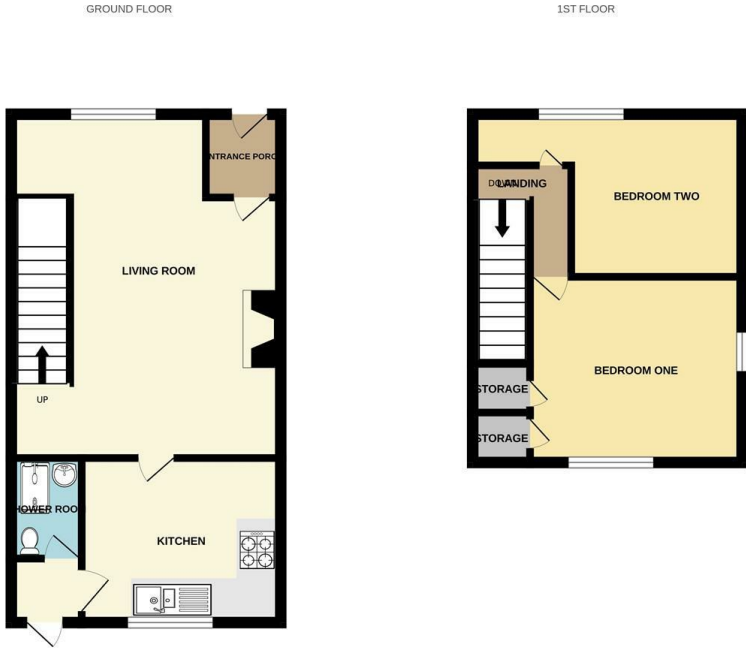
The property features a generous south facing rear garden with a newly laid patio area and steps leading to a laid to lawn section and a large storage shed. The garden includes multiple outdoor power points and a spacious, open side, roof enclosed canopy with double gates providing access to the front of the property. Canopy area approx. 6.9m x 1.7m.

### Disclaimer

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Local Authority  
Council Tax Band C  
EPC Rating D



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