



Instinct Guides You



Forehill Close, Preston, Weymouth £365,000

- Extended Accommodation
- Garage & Driveway Parking
- Southerly Aspect Garden
- Two Reception Rooms
- Generous Kitchen With Garden Access
- Three Double Bedrooms
- Some Pleasant Country Views
- Backs On To Open Field



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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Wilson Tominey are delighted to offer this EXTENDED three bedroom family home set in a cul-de-sac with open fields behind, this well-presented semi-detached home offers two reception rooms, large kitchen garage and driveway parking. Conveniently located within easy reach of Preston's wide range of amenities, Bowleaze Coveaway, and the beach at Overcombe, it combines tranquillity with excellent access to local attractions.

The property is approached via a porch leading into a welcoming entrance hallway, with doors to all principal rooms and stairs rising to the first floor. On the ground floor, a generous living room provides ample space for furnishings and enjoys some pleasant views towards the distant hills.

To the rear, the dining room flows seamlessly into a bright conservatory that overlooks the garden, creating an inviting space for entertaining or unwinding.

The separate kitchen is light and airy, fitted with an excellent range of modern wall and base units under worktops. It includes an integrated hob and offers space for additional freestanding appliances. A rear door provides direct access to the garden, and a convenient ground floor w/c completes the layout.

Upstairs, the property features three bedrooms, with the principal bedroom offering particularly generous proportions. The family bathroom is well-appointed, comprising a bath, hand wash basin set into a storage unit, w/c, and a separate shower cubicle.

Outside, the front of the property benefits from a spacious driveway leading to the garage. The rear garden enjoys a high degree of privacy and a desirable south-easterly aspect. A patio adjoins the house and leads to a lawn bordered by small shrubs, with a charming decked seating area positioned at the top of the garden.

Living Room 15'3" x 10'5" (4.66 x 3.18)

Kitchen 14'0" x 9'1" (4.27 x 2.77)

Dining Room 10'5" x 9'4" (3.18 x 2.85)

Conservatory 9'5" x 6'7" (2.88 x 2.01)

Bedroom One 12'11" x 10'5" (3.94 x 3.19)

Bedroom Two 12'11" x 7'6" (3.95 x 2.30)

Bedroom Three 11'0" x 7'5" (3.36 x 2.27)

Bathroom 10'9" max x 7'0" max (3.30 max x 2.15 max)

Garage 15'4" x 7'7" (4.69 x 2.33)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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