



Instinct Guides You



Preston Road, Preston, Weymouth DT3 6PZ
Offers in excess of £425,000

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Wilson Tominey offer this ATTRACTIVE CHARACTER FOUR BEDROOM DETACHED CHALET BUNGALOW positioned on a large plot on PRESTON ROAD being with in close proximity to many local amenities and only a short stroll from the BEACH and ESPLANADE at BOWLEAZE COVEWAY. Set in MATURE LANDSCAPED GARDENS the property itself requires some modernisation. The property has the opportunity for development into apartments of which the planning consents link can be found by copy and pasting the link below.

<http://webapps.westdorset-weymouth.gov.uk/PlanningApps/Pages/Planning.aspx?App=07%2f00700%2fFUL>

Entrance

Double glazed door into :-

Entrance Porch

Doors into :-

Hallway

Stairs to first floor. Picture rails. Radiator. Telephone point. Doors to :-

Airing/ Storage Cupboard

Side aspect double glazed window. Wall mounted boiler. Hot water cylinder.

Lounge 14'1 x 12'0 max (4.29m x 3.66m max)

Front aspect double glazed bay window. Radiator. Coved ceiling. Open feature fireplace with tiled hearth and surround.

Kitchen/ Diner 16'2 x 13'1 (4.93m x 3.99m)

Comprising wall and base units with work surfaces over, inset 1 1/2 bowl sink unit, built in oven, inset ceramic hob with extractor hood over, space for washing machine and space for American style fridge/ freezer. Tiling. Vertical radiator. Rear aspect double glazed window. Glass panelled door to :-

Rear Porch/ Utility Room 9'6 x 6'6 (2.90m x 1.98m)

Rear aspect double glazed window. Double glazed door to garden.

Bedroom One 16'11 into bay x 11'11 max (5.16m into bay x 3.63m max)

Front aspect double glazed bay window,. Fitted wardrobes/ storage. Radiator. Vanity unit.

Bedroom Two 14'1 x 10'8 + bay (4.29m x 3.25m + bay)

Feature fireplace. Radiator. Glass panelled door to rear porch.

Bathroom

Comprising panelled bath with shower over, close coupled WC and pedestal wash hand basin. Radiator. Side aspect double glazed window. Tiled flooring.

First Floor Landing

Loft access. Side aspect double glazed window. Doors to :-

Bedroom Three 16'6" x 11'5" > 7'4 (5.03m x 3.48m > 2.24m)

Side aspect double glazed window. Radiator. Built in wardrobe.

Bedroom Four 12'2" x 11'6" > 6'11 (3.71m x 3.51m > 2.11m)

Built in wardrobe. Side aspect double glazed window. Radiator. Storage cupboard.

Rear Garden

Predominantly laid to lawn with a variety of mature planting, trees and shrubs. Wooden summer house/ storage with paved patio/ seating area enclosed by sleepers. gated side pedestrian access. Outside power supply.

Front Garden

Laid to lawn with floral and shrub borders.

Driveway

Providing off road parking leading to :-

Garage

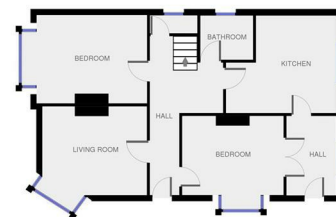
Up and over door. Power and light.

Planning Consent

The property had been granted planning permission for development into 6 apartments which can be found by copy and pasting the link below.


<http://webapps.westdorset-weymouth.gov.uk/PlanningApps/Pages/Planning.aspx?App=07%2f00700%2fFUL>


Ground Floor



1st Floor



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		
England & Wales		EU Directive 2002/91/EC
		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC
		

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.