



Chalbury Close
Weymouth



PARKERS
PROPERTY CONSULTANTS & VALUERS



This semi-detached, family home is situated in the popular residential area of Preston and within walking distance to the beach. The property enjoys a peaceful cul-de-sac location and boasts a wealth of accommodation that is well presented throughout, including a generous sized living/dining room, modern kitchen, conservatory, three bedrooms, family bathroom and two WCs. The property also benefits from a sizeable enclosed garden to the rear and single attached garage with gated off road parking. EPC rating D.

Preston is a suburb of Weymouth, approximately two miles north-east of Weymouth town centre and within walking distance of the beach. Close by, a range of water sport activities are available. Preston itself boasts a convenience store, Chalbury Food and Wine store and three public houses, The Bridge Inn, The Spice Ship and The Springhead. There is also a local church and primary school, a village hall, used for various activities and a doctors' surgery.



Entrance to the property is gained via a hallway which sets the tone for the rest of the property with light and spacious accommodation and tasteful décor. There is a ground floor wc and stairs rise to the first floor.

The kitchen is well appointed with a range of wall and base level units with work surfaces over. There is a stainless-steel sink & drainer with mixer tap, electric oven and four ring electric hob with extractor over. Space is provided for further appliances. A door leads through to the dual aspect living/dining room with a front aspect window and sliding doors leading to the conservatory which offers additional living accommodation and a pleasant outlook on to the garden.

On the first floor there are three double bedrooms offering either a front or rear aspect. Also situated on the first floor is the family bathroom, fitted with a suite comprising a panel enclosed bath, corner shower cubicle, a wash hand basin with storage beneath. There is a separate wc.

Externally the property is approached via gated access to an area of hard standing that provides off road parking and leads to a single garage with electric roller door, power and light. To the rear of the property there is a generous enclosed garden that is laid predominately to lawn with an area of patio nearest the property and a further area of decking ideal for alfresco dining. The garden houses a wide selection of mature plants, trees and shrubs.

Room Dimensions:

| | |
|--------------------|---------------------------------|
| Living/Dining Room | 3.30m x 7.01m (10'10" x 23'00") |
| Kitchen | 2.92m x 3.18m (9'07" x 10'05") |
| Conservatory | 3.18m x 3.00m (10'05" x 9'10") |
| Bedroom One | 3.58m x 2.79m (11'09" x 9'02") |
| Bedroom Two | 3.28m x 3.30m (10'09" x 10'10") |
| Bedroom Three | 3.15m x 2.24m (10'04" x 7'04") |

Services:

Mains electricity, water and drainage are connected.
Gas fired central heating.

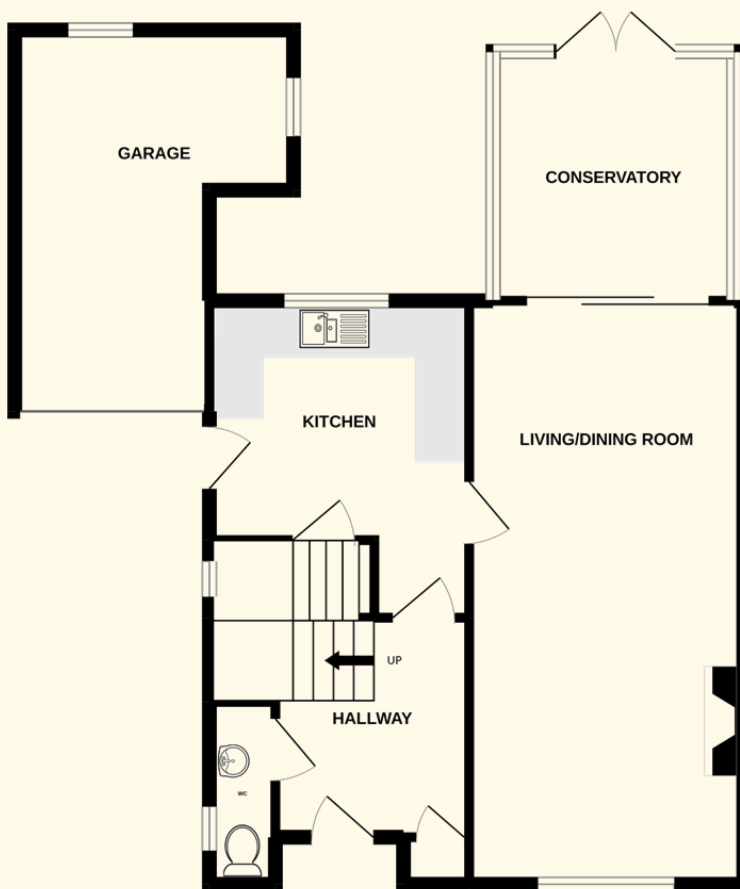
Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ
Tel: 01305 211970

We are advised that the council tax band is C

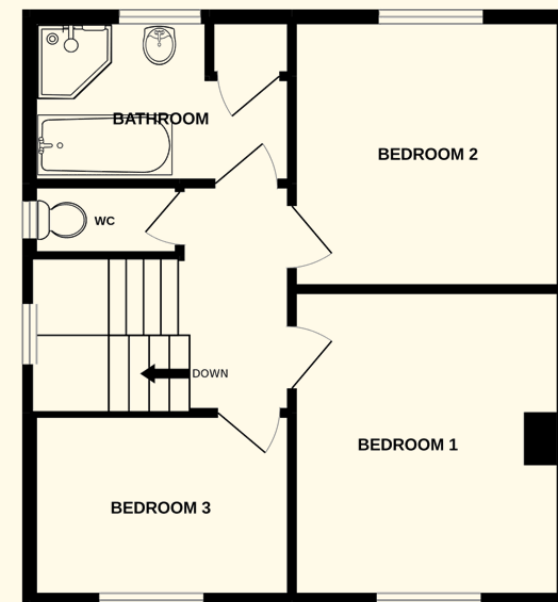
Viewings:

Strictly by appointment with the sole agents:
Parkers Property Consultants and Valuers
Tel: 01305 340860



GROUND FLOOR
712 sq.ft. (66.1 sq.m.) approx.

TOTAL FLOOR AREA : 1202 sq.ft. (111.7 sq.m.) approx.
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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1ST FLOOR
490 sq.ft. (45.6 sq.m.) approx.



Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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