



Bodkin Lane
Preston

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



A desirable, four-bedroom, detached family home, situated in Preston, a suburb of Weymouth, offers accommodation comprising two reception rooms, kitchen and separate utility room, four bedrooms with an en-suite to the main bedroom, bathroom and ground floor WC. The property requires gentle modernisation throughout and enjoys lovely sea views, an enclosed garden, garage and off-road parking to the front of the property.

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.



A door takes you through to the spacious entrance hallway of the property, with under-stair storage options and access offered to several rooms including the ground floor WC and utility room.

The sitting room has generous dimensions and features a central gas fireplace and sliding doors giving direct access to the rear garden.

The kitchen is fitted with a range of wall and base level units with worksurfaces over and breakfast bar area. Integral appliances include an eye-level oven and grill, four-ring gas hob with extractor hood above, dishwasher and fridge. The room is complete with tiled flooring and tiled splashback.

The dining room adds further living accommodation to the property, with an additional set of sliding doors providing direct access to the garden.

A set of stairs rise from the hallway, to the first floor where the bedrooms and family bathroom are situated.

All bedrooms at the property benefit from either a front or rear aspect window. The principal bedroom further benefits from a fitted wardrobe, en-suite shower room and beautiful sea views.

The family bathroom is furnished with a suite comprising a panel enclosed bath with shower attachment and WC. The room is finished with fully tiled walls and flooring.

Externally, the property enjoys an enclosed garden with southerly facing aspect and areas of patio and lawn. There a selection of timber and brick outbuildings. To the front, there is a driveway providing off-road parking and single garage to the side.

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 D.

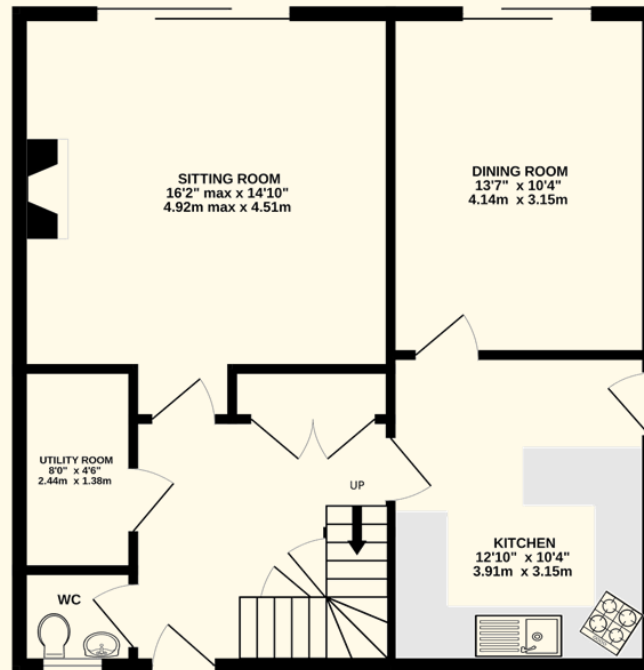
Flood Risk:

Surface water - medium risk of flooding.

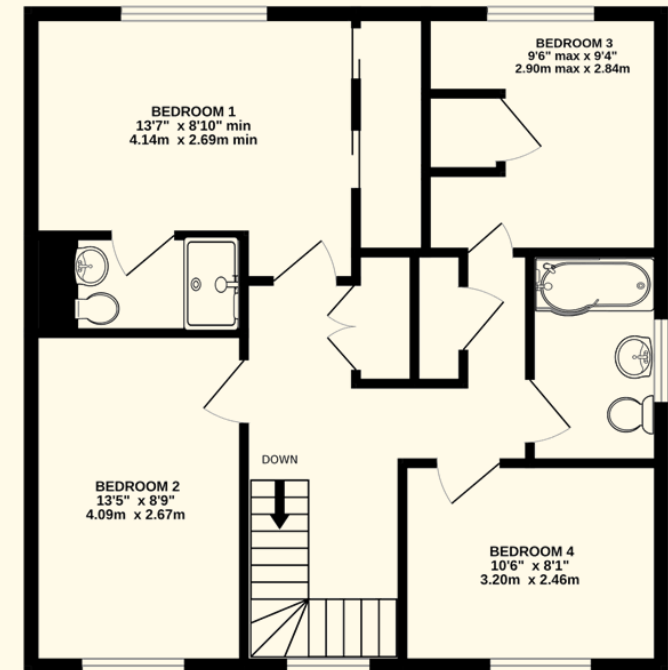
Rivers and the sea - very low risk of flooding.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR
646 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 1292 sq.ft. (120.1 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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