



223d Preston Road
Preston

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Offered with no forward chain and situated within the sought after area of Preston, Weymouth is this three-storey, end-of-terrace stone built family home. Located within an area of outstanding natural beauty and a conservation area, the property offers accommodation including a sitting/dining room, kitchen, ground floor WC, three bedrooms with an ensuite to bedroom one, and family bathroom. Externally, the home benefits from an enclosed garden to the rear. EPC rating C.

Preston is a suburban area of Weymouth, Dorset, situated along the Jurassic Coast in southern England. Known for its scenic coastal views, it offers a mix of sandy beaches and rugged cliffs, making it a popular spot for visitors and locals alike. The area is home to Bowleaze Cove, a picturesque beach with rock pools and a historic connection to the Roman era. Preston retains a peaceful, village-like charm while being just a short distance from Weymouth's bustling town center, providing a balance of tranquility and accessibility. The Esplanade, starting at Bowleaze Cove offers a flat, coastal walk into Weymouth town. The nearby towns of Weymouth and Dorchester offer many more amenities and rail links to London Waterloo and Bristol Temple Meads.



To the front of the property is a stone wall creating a low maintenance area for pot-plants/shrubs. A short path leads to the property where a wooden door with small window panel opens onto the hallway with access to all ground floor rooms, including a ground floor WC, and stairs to the first floor.

The front aspect kitchen is fitted with a range of wall and base level units with worksurfaces over, stainless steel 1 ½ bowl sink with mixer tap over and tiled splashback. There is a fitted Lamona oven and gas hob with extractor hood over and space for further appliances.

The generous, rear aspect lounge/diner boasts an attractive fire with modern surround and hearth. A rear aspect window and French doors leading to the rear garden offer plenty of natural light to the room.

There are two bedrooms situated on the first floor with generous fitted storage to bedroom one where there is also an en-suite shower room.

The bathroom has been furnished with a white suite comprising a panel enclosed bath with a shower attachment over, WC and wash hand basin. The walls are part tiled.

A set of stairs rise to the second floor where there is a storage cupboard and a further bedroom with storage cupboard and eave storage.

Externally, the home provides an enclosed garden to the rear, mainly laid to lawn with patio area abutting the rear of the property. A path leads to a shed. Furthermore, there is a car-port and allocated parking.

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.

Flood Risk:

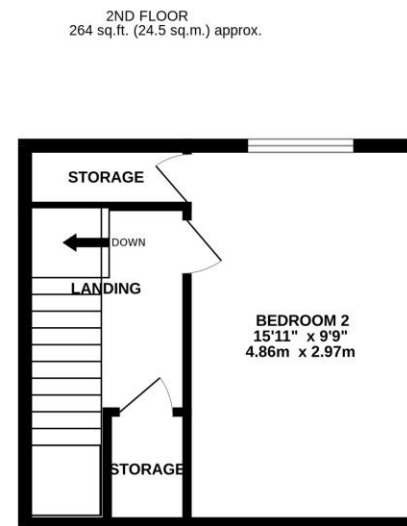
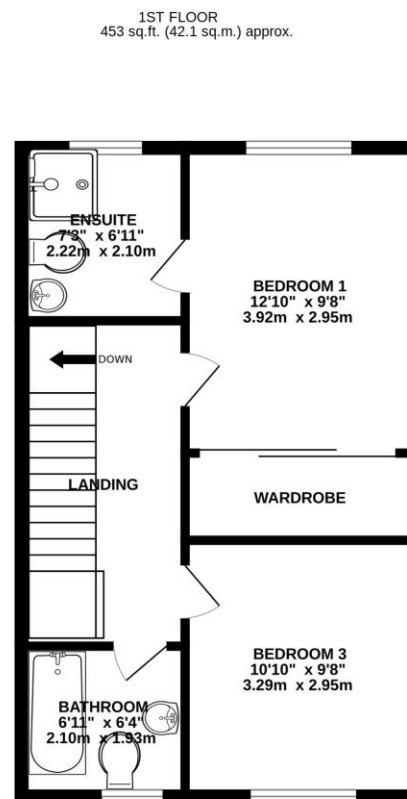
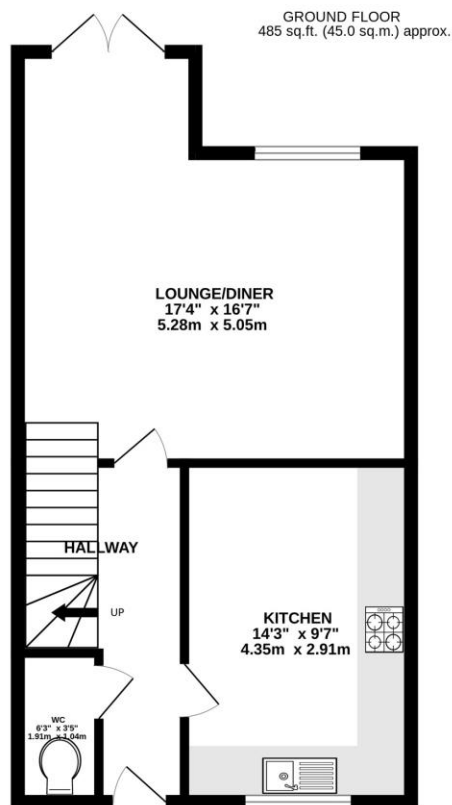
Enquire for up-to-date details or check the website for the most current rating.

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

Agents Notes:

The property is sold as seen.

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.



PRESTON ROAD, PRESTON

TOTAL FLOOR AREA : 1202 sq.ft. (111.6 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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