



AUSTIN 
ESTATE AGENTS

Forehill Close

Preston

Weymouth

Dorset

DT3 6DS

Offers in Excess of £470,000

SUMMARY

- Detached Chalet Property
- Three Bedrooms
- Three Reception Rooms
- Fitted Kitchen
- Conservatory / Lean To
- Modern Family Bathroom, Separate WC & Ground Floor Cloakroom
- Double Glazing & Gas Central Heating
- Front & Rear Gardens
- Driveway & Double Garage
- Beautiful Countryside Views





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge 11' 11" x 22' 10" (3.63m x 6.95m)

Dining Room 8' 10" x 10' 9" (2.70m x 3.27m)

Kitchen 11' 10" x 10' 6" (3.60m x 3.20m)

Conservatory / Lean To 15' 7" x 5' 0" (4.75m x 1.52m)

Study 7' 11" x 11' 10" (2.42m x 3.61m)

Ground Floor WC

FIRST FLOOR

Bedroom One 11' 7" x 17' 3" (3.52m x 5.26m)

En-Suite Shower Room

Bedroom Two 11' 11" x 7' 8" (3.62m x 2.33m)

Bedroom Three 7' 11" x 9' 1" (2.41m x 2.76m)

Bathroom 5' 6" x 7' 8" max (1.68m x 2.33m max)

OUTSIDE

Front Garden

Rear Garden

Side Driveway

Double Garage



THE PROPERTY

We are delighted to offer to the market this detached chalet style property, which is presented throughout in good condition. The property boasts uninterrupted views of the surrounding countryside and benefits from three reception rooms, three bedrooms, fitted kitchen, ground floor cloakroom, three bedrooms, en-suite shower room, family bathroom and separate WC. Outside the property enjoys low maintenance gardens to the front and rear as well as a driveway for off road parking, leading to a double garage.

Access is gained into the welcoming entrance hallway, with doors to the lounge, kitchen, additional reception room and ground floor cloakroom with WC and wall mounted hand wash basin as well as three storage cupboards. The lounge is spacious, running the length of the property, with a feature fireplace to the centre of the room. A large front aspect double glazed window and patio doors to the rear giving plentiful natural light. An archway naturally flows through to the dining room, which has ample room for a large dining table and chairs and additional furniture. The rear aspect window has a pleasant outlook over the garden to the countryside views beyond. The kitchen is fitted with a range of wooden eye level and base units with space and plumbing for kitchen appliances including a cooker, washing machine, dishwasher and fridge freezer. A door to the side leads to a conservatory / lean to which is currently being used as a store / boot room. Completing the accommodation on the ground floor is an additional reception room offering versatile use.

On the first floor, the spacious landing area hosts doors to the property's three bedrooms, family bathroom and separate WC. Bedroom one is a spacious, light and airy dual aspect, double bedroom enjoying the wonderful views that surround the property. Bedroom two is a further double room, enjoying rear aspect views over the surrounding area. Bedroom three has a front aspect double glazed window and further benefits from a useful fitted wardrobe. The family bathroom features a modern suite comprising 'p' shaped bath with shower over and vanity wash hand basin. Complementary tiling adds to the room's appeal. A separate WC and wash hand basin is accessed via the hallway.





The Property Cont'd / . . .

Externally, to the front of the property, is a garden area which is finished to artificial lawn and enclosed by brick wall with block paved pathways, which lead to the entrance and both sides of the property, as well as a block paved driveway providing ample amounts of off road parking. From the driveway access can be gained to the double garage with two single garage doors. The rear garden is a low maintenance area. Boasting a mixture of patio and lawn with pleasantly planted borders. A low level fence ensures that the wonderful views can be enjoyed from any part of the garden and property.

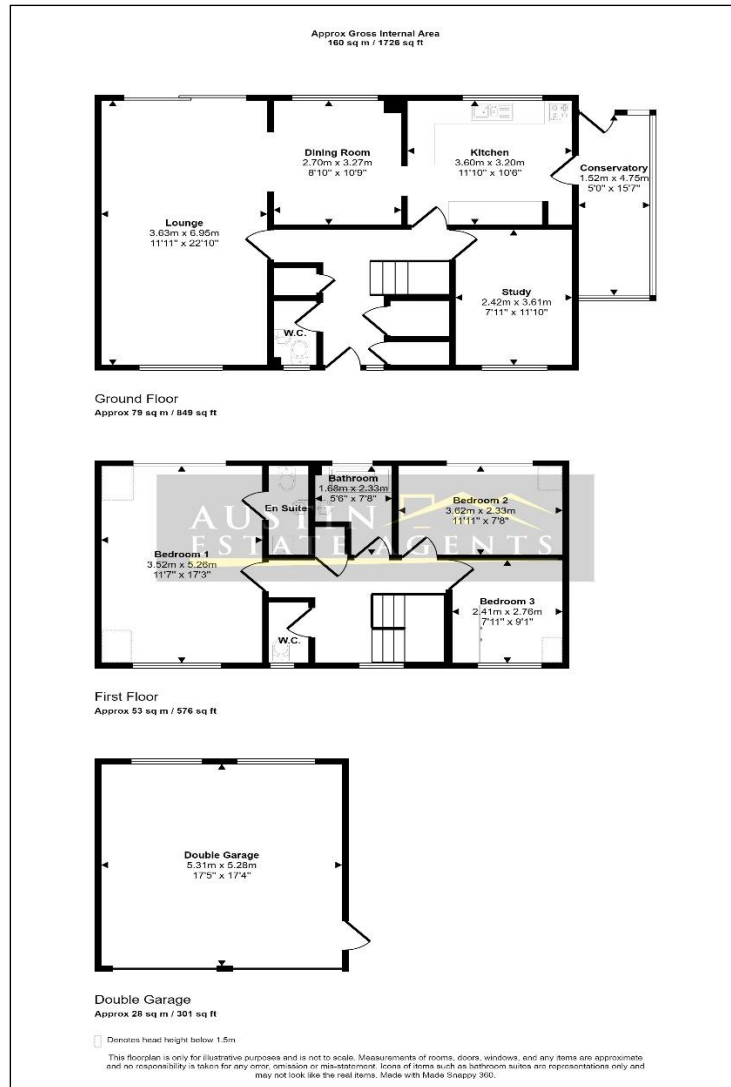
This fabulous property is situated within the heart of the popular location of Preston. This area enjoys many local amenities including convenience stores, public houses, restaurants, a delicatessen, hairdressers, chemists and doctors' surgery. There is a regular bus service into Weymouth and surrounding areas.

For further information, or to make an appointment to view, please contact Austin Estate Agents.

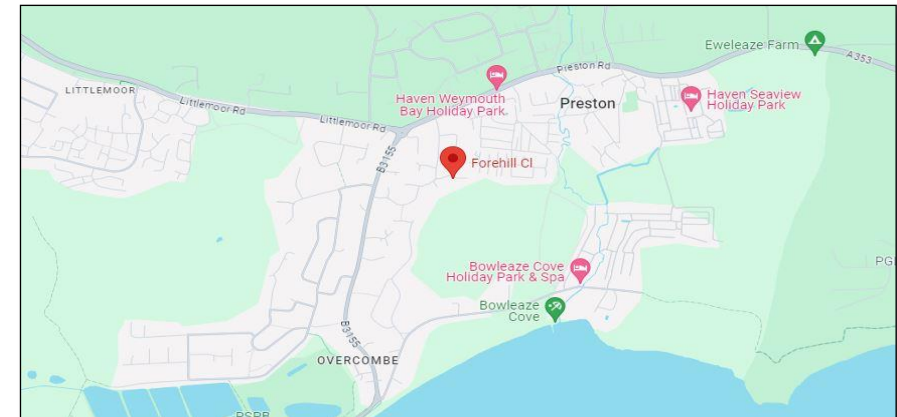




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: E

TENURE: Freehold

Austin Estate Agents 115 Dorchester Road, Weymouth, Dorset, DT4 7JY Phone: 01305 858470 www.austinpropertyservices.co.uk

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.