



AUSTIN  ESTATE AGENTS

Preston Road

Preston

Weymouth

Dorset

DT3 6BJ

Offers in Excess of £210,000

SUMMARY

- Grade II Listed Thatched Cottage
- Semi Detached
- Two Double Bedrooms
- Feature Lounge
- Modern Fitted Kitchen
- Ground Floor Shower Room
- Gas Central Heating
- Attractive Rear Garden
- Sought After Preston Location
- No Onward Chain





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Lobby

Lounge / Diner 17' 7" x 13' 10" (5.36m x 4.21m)

Kitchen 9' 10" x 7' 9" (2.99m x 2.36m)

Shower Room 5' 6" x 4' 10" (1.68m x 1.47m)

FIRST FLOOR

Bedroom One 12' 6" x 9' 3" (3.81m x 2.82m)

Bedroom Two 10' 5" x 9' 6" (3.17m x 2.89m)

OUTSIDE

Rear Garden

THE PROPERTY

We are delighted to offer for sale, with no onward chain, this charming two bedroom, semi detached cottage, which we believe was constructed around 1740. This Grade II listed property offers many character features and as such we strongly recommend viewing.

The reception porch gives access onto a rustic lounge with a feature fireplace to the centre, an attractive seating area underneath the front aspect window and beamed ceilings add to the room's appeal. The kitchen offers a matching range of modern eye level and base units with space and plumbing for additional kitchen appliances. A window to the rear offers a pleasant outlook of the garden with a door to an inner lobby with a further door leading onto the garden. The cottage offers a ground floor shower room with independent shower cubicle, low-level WC and vanity wash hand basin.

The first floor offers two good size bedrooms. The rear bedroom, situated to the rear of the property, overlooks the rear garden and further benefits from dual aspect windows giving good natural light.

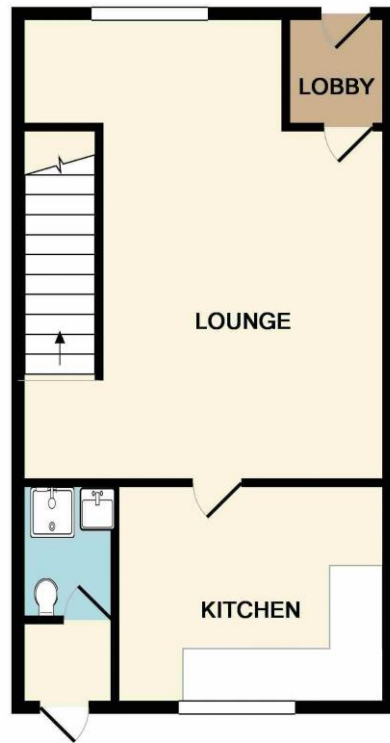
Externally, double opening wrought iron gates to the side of the property lead to a wooden gate which provides access to the side of the cottage and onto the garden. The rear garden, which is enclosed by panelled fencing, features a patio area adjacent to the cottage, with stairs up to the main garden which is predominately laid to paving with planted borders.

Preston is one of the most sought after areas of Weymouth. Close by to the property are local amenities including village shops, bistro, delicatessen, beauty salon and doctors' surgery. It is also within close proximity to the Jurassic Coast with a plethora of scenic walks to enjoy. Weymouth town centre with its many shops, restaurants, bars, beaches, theatre and mainline train station is a couple of miles away.

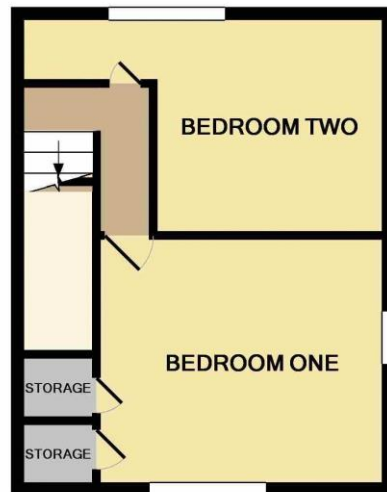
For further information, or to make an appointment to view this character filled cottage, please contact Austin Estate Agents.



FLOORPLAN:



GROUND FLOOR
APPROX. FLOOR
AREA 360 SQ.FT.
(33.4 SQ.M.)

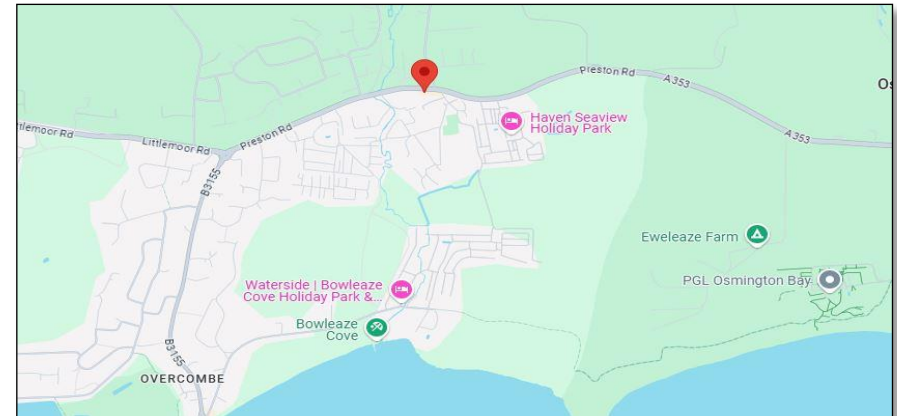


1ST FLOOR
APPROX. FLOOR
AREA 247 SQ.FT.
(22.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 606 SQ.FT. (56.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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LOCATION:



EPC:



COUNCIL TAX RATING: C

TENURE: Freehold

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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 MISDESCRIPTIONS 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.