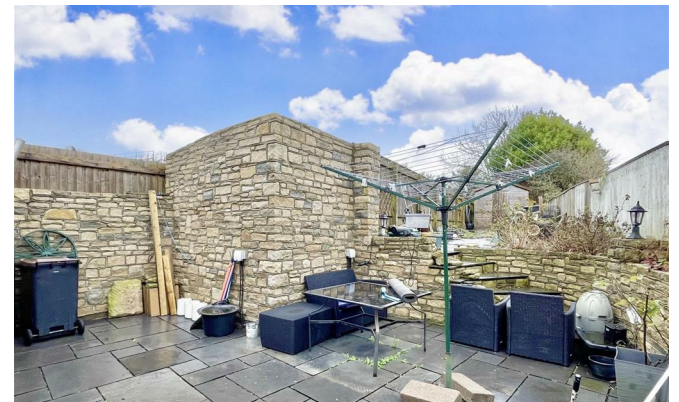




Preston Road

Preston, Weymouth DT3 6BJ

- Charming two bedroom thatch cottage
- Short stroll to local amenities & transport links
 - Downstairs shower room
 - Character features throughout
- Highly sought after location
- Recently renovated SOUTH FACING rear garden
 - Nearby coastal & countryside walks

Offers Over £180,000 Freehold



Front of Property

Located on Preston Road, this charming cottage benefits from double iron gates leading into the garden, and a wooden front door that opens into the entrance porch.

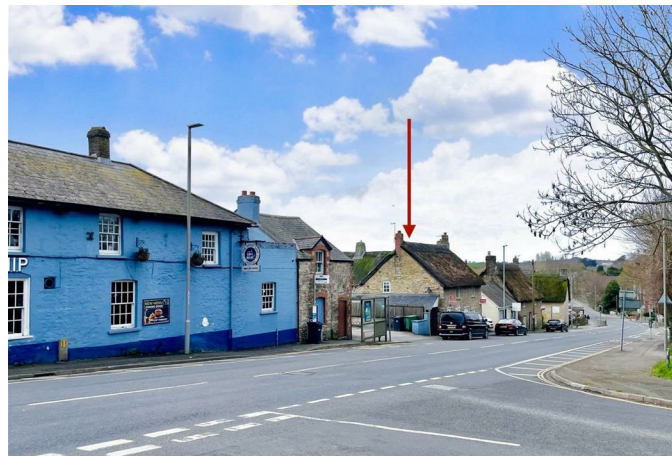
Entrance Porch

A useful space with a glass panel door to the living room, coat hanging space, a wall thermostat, and exposed ceiling beams.

Living Room

17'8" x 13'5"

A cosy, front aspect living room featuring a window providing natural light. An internal window and door lead through to the kitchen, while stairs rise to the first floor. A charming feature fireplace with chimney stack and wooden surround creates a focal point, and exposed ceiling beams add character to the room.



Kitchen

10'5" x 9'10"

A rear aspect, partially tiled kitchen fitted with a range of eye and base level units. It includes a ceramic one and a half bowl sink with an InSinkErator food waste disposal unit and a stainless mixer tap, plus space for white goods. A Vaillant boiler is wall mounted. The room has an internal window overlooking the rear garden. A door leads through to the rear hall.

Rear Hallway

5'2" x 4'3"

A rear hallway providing hanging/ storage space, a newly installed glass panel door onto the rear garden and another door into the shower room.

Shower Room

6'2" x 5'6"

Includes a heated towel rail, an obscured internal window, a hand wash basin with stainless mixer tap, an electric shower with handheld head, a low level W/C and an extractor fan.

First Floor Landing

Doors provide access into both bedrooms, with ceiling lighting and a loft hatch above.

Bedroom One

10'5" x 9'6"

A dual aspect bedroom with front and side aspect windows, built in wardrobes accessed via fitted doors, and a wall mounted radiator.

Bedroom Two

12'5" x 9'2"

A front aspect bedroom with wall mounted radiator, front aspect window, ample space for free standing wardrobes.

Rear Garden

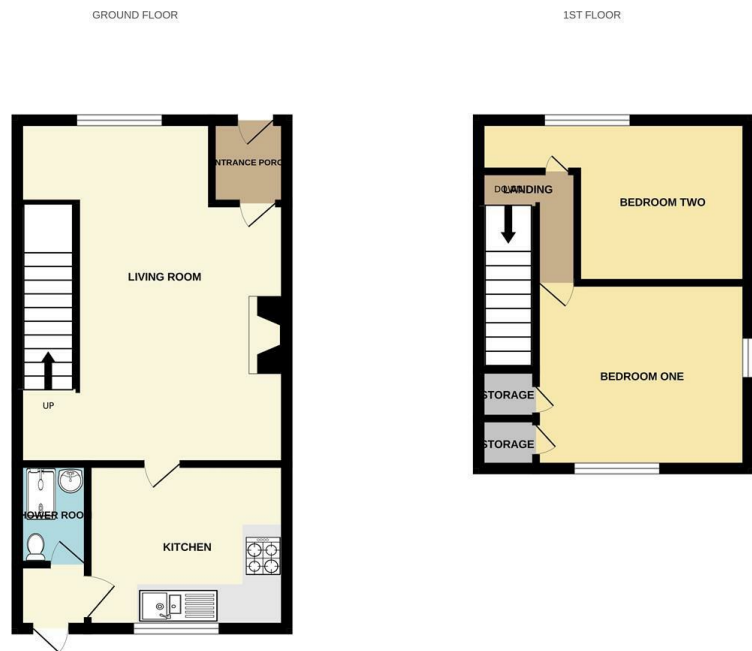
The property features a generous south facing rear garden with a newly laid patio area and steps leading to a laid to lawn section and a large storage shed. The garden includes multiple outdoor power points and a spacious, open side, roof enclosed canopy with double gates providing access to the front of the property. Canopy area approx. 6.9m x 1.7m.

Disclaimer

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Local Authority
Council Tax Band C
EPC Rating D



Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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 for 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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