

Symonds
& Sampson

63 Coombe Valley Road
Preston, Weymouth

63

Coombe Valley Road

Preston

Weymouth

DT3 6NL

An individually built chalet style detached house situated in a highly popular residential location in Coombe Valley Road set in large gardens of around 0.25 acres. Dating from around 1960 and under the same family ownership since new, the accommodation is both spacious and versatile although in need of general updating.



- Highly sought after location in Coombe Valley Road
- East/ West facing gardens, in all about 0.25 acres
- Large tarmac drive with turning area and attached garage
 - Spacious sitting/dining room
- Study room/bedroom 4 and ground floor shower room
 - Three bedrooms and family bathroom
 - Requiring modernisation

Offers In Excess Of **£500,000**

Freehold

Weymouth Sales
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THE PROPERTY

Situated within a highly popular residential location at Preston and conveniently located with easy access to both the seaside resort of Weymouth and the county town of Dorchester is this 1960's detached house set in delightful and extensive gardens enjoying a favoured east/west aspect.

A spacious reception hall has stairs to the first floor with useful store cupboard with porthole window. The sitting /dining room is double aspect with patio doors opening to the rear sun terrace together with open fireplace. There is a separate study to the front which can double up as a ground floor 4th bedroom with shower room adjacent to the room making an ideal guest room. The kitchen is fitted with a range of oak-fronted wall and floor cupboards and incorporates an integrated fridge and freezer, built-in electric oven and grill, electric hob, and extractor hood. A side door leads to a utility room, which provides plumbing for a washing machine and dishwasher, along with an open-fronted storage area housing a modern gas-fired central heating boiler.

On the first floor are three generous bedrooms and a family bathroom.

OUTSIDE

A tarmac driveway to the front leads up to the attached garage and parking together with turning area. Large lawned gardens to the front are stocked with shrubs and trees. The garage has an up and over door and power connected. To the rear of the garage is an attached workshop. Immediately adjoining the rear is a paved sun terrace enjoying a favoured westerly aspect with sloping concrete path leading up to large lawned gardens with greenhouse, summer house and garden shed. The gardens are stocked with a variety of shrubs and trees, backing onto fields.

SITUATION

The property is situated in a much sought after location on the edge of Preston. There is a range of amenities nearby including chemist, doctor's surgery, off licence, general store and small supermarket. The County Town of Dorchester is approximately 4 miles to the north and offers a comprehensive range of shops as well as cultural, recreational and educational facilities. The coastal resort of Weymouth is within 3 miles and provides the opportunity to enjoy a range of sailing and water sport activities, with beaches and walks along the Jurassic Coastline. Both Weymouth and Dorchester have main line rail links to London Waterloo and Bristol Temple Meads.

DIRECTION

What3words:///fitter.rainfall.appraised

SERVICES

Mains gas, electric, water and drainage.
Gas fired central heating system.

Broadband: Superfast is available in the area

Mobile Phone: Network coverage is reported to be good indoors and out (Information from <https://www.ofcom.org.uk>)

Local Authority

Dorset Council 01305 251010

Council Tax Band F



Coombe Valley Road, Preston, Weymouth

Approximate Area = 1302 sq ft / 120.9 sq m

Limited Use Area(s) = 23 sq ft / 2.1 sq m

Garage = 197 sq ft / 18.3 sq m

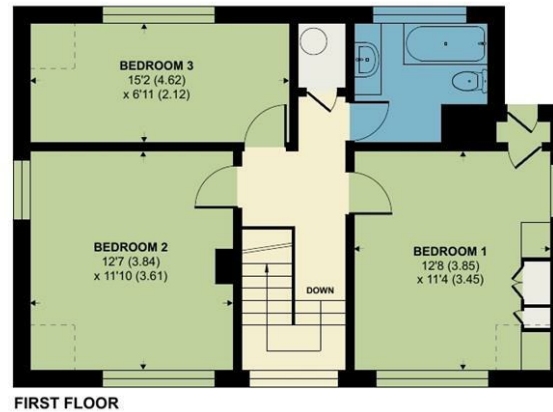
Outbuilding = 57 sq ft / 5.2 sq m

Total = 1579 sq ft / 146.5 sq m

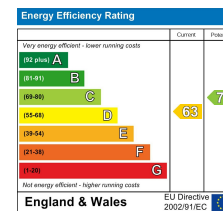
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2026. Produced for Symonds & Sampson. REF: 1423356



Weymouth/DW/30.4.26



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