Symonds & Sampson

Flat 1, Enka

12 Preston Road, Weymouth,

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12 Preston Road
Weymouth
DT3 6PZ

A beautifully presented two double bedroom, ground floor apartment delightfully situated within a short walk from Overcombe beach, cafes and a range of local amenities at Preston.

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- Easy walking distance of Overcombe beach and cafes
- Immaculately presented and refurbished accommodation
- Contemporary fitted kitchen and bathrooms
- Open plan sitting room and kitchen with bi-folding doors to garden
- Two double bedrooms with en-suite shower room
- Beautifully landscaped communal gardens
- Allocated parking and visitors parking
- No forward chain

Guide Price £300,000

Leasehold

Weymouth Sales
01305 756989
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THE PROPERTY

Communal entrance door to the front with private door leading into a hallway with laminate flooring, storage cupboard and contemporary fitted shower room with full height tiled walls and flooring. There are two double bedrooms, both with built in mirror fronted wardrobes. The main bedroom has the benefit of an attractive fitted en-suite shower room.
The open plan kitchen and sitting room is a particular feature with matching laminate flooring to the hallway and bi-folding doors opening onto a private patio at the rear. The kitchen has been completely refurbished with high quality light grey wall and floor cupboards with granite worksurfaces and a range of integrated appliances comprising of fridge/freezer, dishwasher and washing machine together with a built in electric oven and four ring gas hob with extractor hood.

OUTSIDE

Communal gardens extend to the front and rear with a lawned front garden stocked with shrubs and plants together with visitors parking and one allocated car parking space and communal bin storage. Pedestrian side access leads to the rear with a private patio immediately adjoining the sitting room which leads onto a larger paved terrace with steps up to landscaped gardens laid to lawn stocked with a range of shrubs and plants.

SITUATION

The property is situated on the outskirts of Weymouth in one of the area's most enviable locations. It's just a short walk to the dog-friendly beaches at Bowleaze Cove, Preston and Overcombe where there are regular swimmers and this is a great spot for paddle boarding and kite surfing too. There are stunning, countryside walks towards the SW coast path right from the front door and a swim is just minutes away!

The wide range of local amenities is close by including a post office / general store, deli/off-licence, public houses and restaurants. The Preston Road doctor's surgery and chemist is a 15/20 mins walk. The bustling and lively town centre is approximately 2 miles away with a comprehensive range of shopping and educational facilities. Its golden sands have again been recognised as one of the counties most popular beaches. Weymouth has a picturesque inner harbour with continental style cafés, a number of boutiques, eateries and bars as well as sports facilities, and theatre venues. Weymouth and Portland boast excellent sailing and water sport facilities and is home to The Weymouth and Portland National Sailing Academy. The resort is surrounded by beautiful, rolling countryside which can be explored by car or via the many excellent footpaths, bridleways and cycle paths. There are areas of Outstanding Natural Beauty especially those along the World Heritage Jurassic Coastline. The town also benefits from rail links to both London Waterloo and Bristol Temple Meads.

DIRECTIONS

What3words ///overture.ascendant.rotations

SERVICES

All main services are connected.
Gas fired central heating.

Broadband - Ultrafast speed available.
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.
(https://www.ofcom.org.uk)

Council Tax Band: D
(Dorset Council - 01305 251010)

LEASE DETAILS

125 years from August 5th 2010

Maintenance charge 2026 £2728.28 per annum.

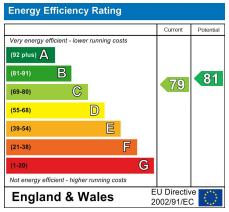
Ground rent £410.99 per annum.

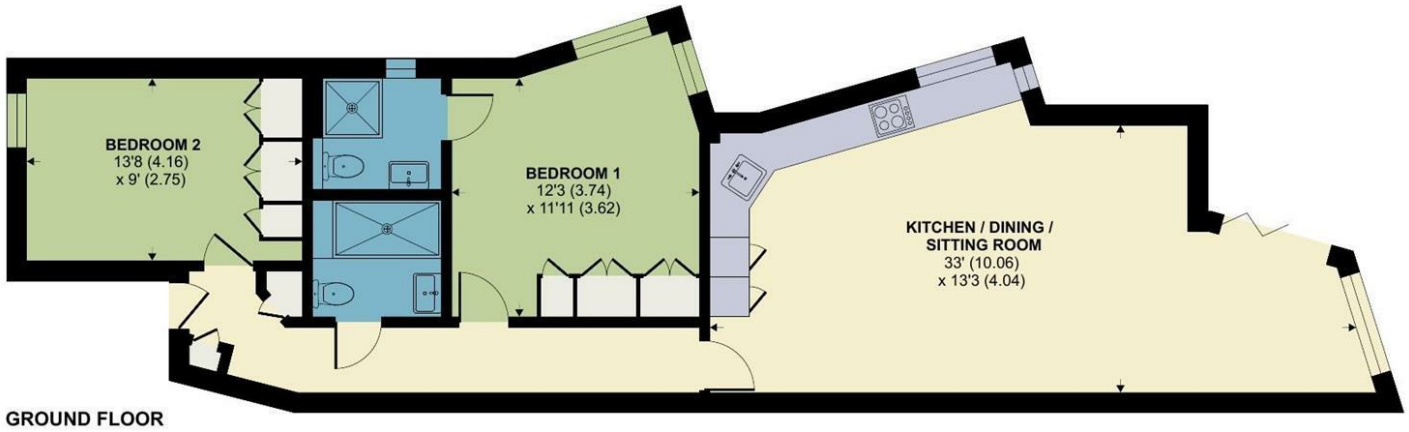
Restrictions To be used as a private residential flat. Pets at discretion of Management company, Temple Hill.

Preston Road, Weymouth

Approximate Area = 867 sq ft / 80.5 sq m

For identification only - Not to scale





GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1539001

Weymouth/DE/29.10.26

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