



Brackendown Avenue | Preston | Weymouth | DT3 6HY

Offers Over £300,000

BEAUMONT  JONES

**Brackendown Avenue | Preston
Weymouth | DT3 6HY
Offers Over £300,000**

This charming modern, yet cottage style terrace house is located in a popular part of Preston, Weymouth. Close to the coast and local amenities, this would make an ideal downsize or relocation to area. Accommodation includes; welcoming hallway, downstairs cloakroom, inviting open-plan kitchen/dining/living area with modern kitchen and patio doors opening into the garden, upstairs there are three bedrooms (master with en-suite) and a lovely sized modern bathroom. Externally, there are two allocated parking spaces directly outside the house and a lovely enclosed rear garden.

- Charming Modern Cottage Style Terraced House
- Two Allocated Parking Spaces
- Modern Kitchen, Bathroom, Downstairs WC & En-Suite
- Three Bedrooms (Master En-suite)
- Pleasant Enclosed Rear Garden
- Close to The Coast & Local Amenities

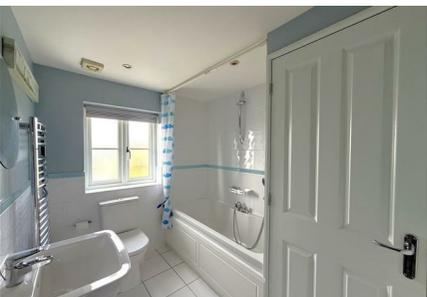
Full Description

Accommodation

Entrance to the property is via the front door opening into a welcoming hallway, there is access to the downstairs accommodation and stairs rising to the first floor with storage underneath. The downstairs cloakroom is off the hallway with a front aspect window, low level WC and pedestal wash. hand basin. Double doors from the hallway lead through the open-plan living space and kitchen. The kitchen area is a lovely size with a range of modern high gloss wall and base units providing ample storage and a



Charming Modern
Cottage Style
Terrace House in
Popular Preston



breakfast bar area creating some separate from the kitchen to the living/dining area. Built in appliances include fridge/freezer, oven, hob, microwave and dishwasher. The living/dining is a comfortable size with plenty of space for comfortable and dining furniture, there is a front aspect window and large rear aspect patio doors opening into the garden.

Returning to the hallway, stairs rise and turn to the first floor landing with access to the remaining rooms. The master bedroom is a lovely sized double bedroom with built-in wardrobe and rear aspect overlooking fields and beyond. There is an en-suite shower room with spacious shower cubicle, wash hand basin and low level WC. Bedroom two is also a double bedroom with further built-in wardrobe and front aspect window. Bedroom three is currently set up as a dressing room but also make an excellent single bedroom or study. There are two built-in double wardrobes and a front aspect window. The main bathroom is a lovely size with white modern suite including; bath with shower overhead, pedestal wash hand basin and low level WC. There is a useful utilities cupboard in the bathroom, currently housing the washing machine & tumble dryer.

Outside

To the front of the property is two allocated parking spaces, directly outside the front door. The rear garden is enclosed with a spacious stone patio abutting the property and accessed via the kitchen door or living/dining room patio doors. There are a few steps leading to a level lawned area with some pretty plants and shrubs. There is a shed and plenty of space for garden furniture.

Location

Preston represents one of the most sought-after residential



areas of Weymouth and is well served by local amenities at nearby Chalbury Corner with its delicatessen, pharmacy and doctors surgery. Closer at hand is the local florist, post office and convenience store on the corner of Preston Beach Road which is a short stroll away. There is a well-regarded café and access to the beach at Overcombe Corner in addition to beautiful walks at the nearby Lodmoor Nature Reserve and Jurassic coastal paths.

Agents Note: - Management fees apply, inter alia, for the repair and maintenance of the road leading to the property. A management pack will be available for scrutiny by a buyer's legal advisor and a buyer is advised to take legal advice on that management pack as soon as possible

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band C. Services: - Gas central heating. Mains electric & drainage.

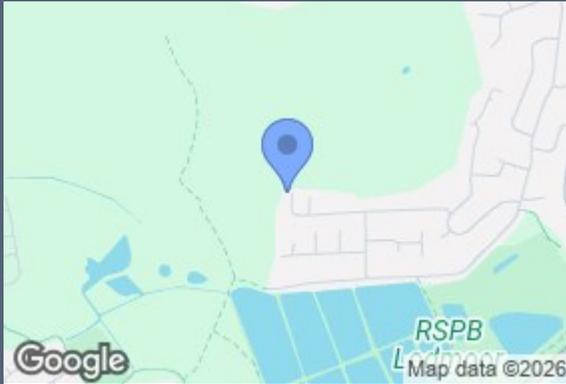
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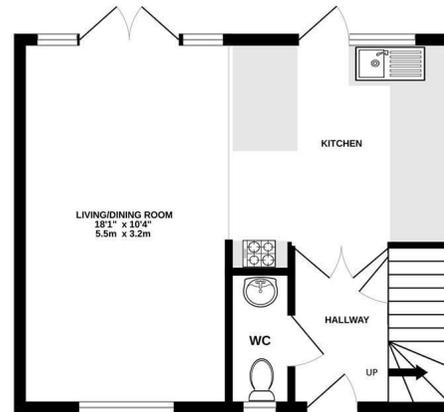
Close to the Coast & Local Amenities with Two Allocated Parking Spaces and Lovely Enclosed Rear Garden



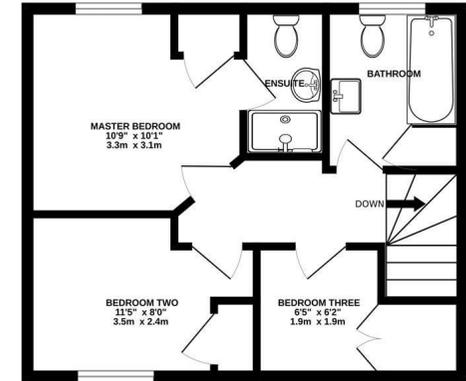


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

GROUND FLOOR
390 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 781 sq.ft. (72.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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We value more than your property

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