12 Enkworth Road

Preston, Weymouth

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Preston

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Weymouth

Dorset DT3 6JT

A spacious four bedroom link detached house situated in a sought after location at Preston enjoying beautiful sea views over Weymouth Bay and the surrounding area.

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- Sought after residential location at Preston
- Beautiful sea views over Weymouth Bay, Portland and surrounding area
- Two reception rooms together with kitchen and breakfast room
- Four bedrooms
- Close to a range of local amenities
- Walking distance to Overcombe beach
- Front and enclosed rear garden
- Off road parking

Offers Over £425,000

Freehold

Poundbury Sales
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poundbury@symondsandsampson.co.uk

THE PROPERTY

The hallway has an open tread staircase to the first floor. Doors lead to a cloakroom/WC, front aspect dining room and a double aspect sitting room with French doors opening onto a timber decking balcony enjoying delightful sea views over to Portland along with views to the Whitehorse at Osmington. The kitchen/breakfast room is fitted with a range of wall and floor cupboards with Rangemaster cooker, integrated dishwasher and an American style fridge freezer which is included in the sale. A step leads to the breakfast room with patio doors to the rear and door to a utility room (part of the original garage). On the first floor, the landing enjoys sea views to the rear. There are four bedrooms, three of which are double rooms with the two main rear aspect bedrooms enjoying lovely sea views. There is a modern fully tiled fitted shower room with contemporary walk in shower and a range of vanity units.

OUTSIDE

A concrete drive provides off road parking and leads down to an attached garage which has been divided to form a store and utility room. The front garden is lawned with shrubs and hedges, magnolia tree and additional hardstanding. The rear garden is fully enclosed with a timber decking balcony and steps leading down to a a lawned garden with shrubs. A rear door leads to useful underfloor storage.

SITUATION

The property is situated on the outskirts of Weymouth in one of the area's most sought after locations. It's within walking distance 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 within a short distance along with the open spaces at Furzy cliff on Bowleaze Coveway and a choice of cafés overlooking the sea.

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 close by together with off licence and general store at Chalbury corner . The bustling and lively town centre is approximately 2 miles away with a comprehensive range of shopping and educational facilities. Weymouth has a picturesque inner harbour with continental style cafés, a number of boutiques, eateries and bars as well as sports facilities, cinema 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///relocated.plotted.overt

SERVICES

All main services are connected.
Gas fired central heating.

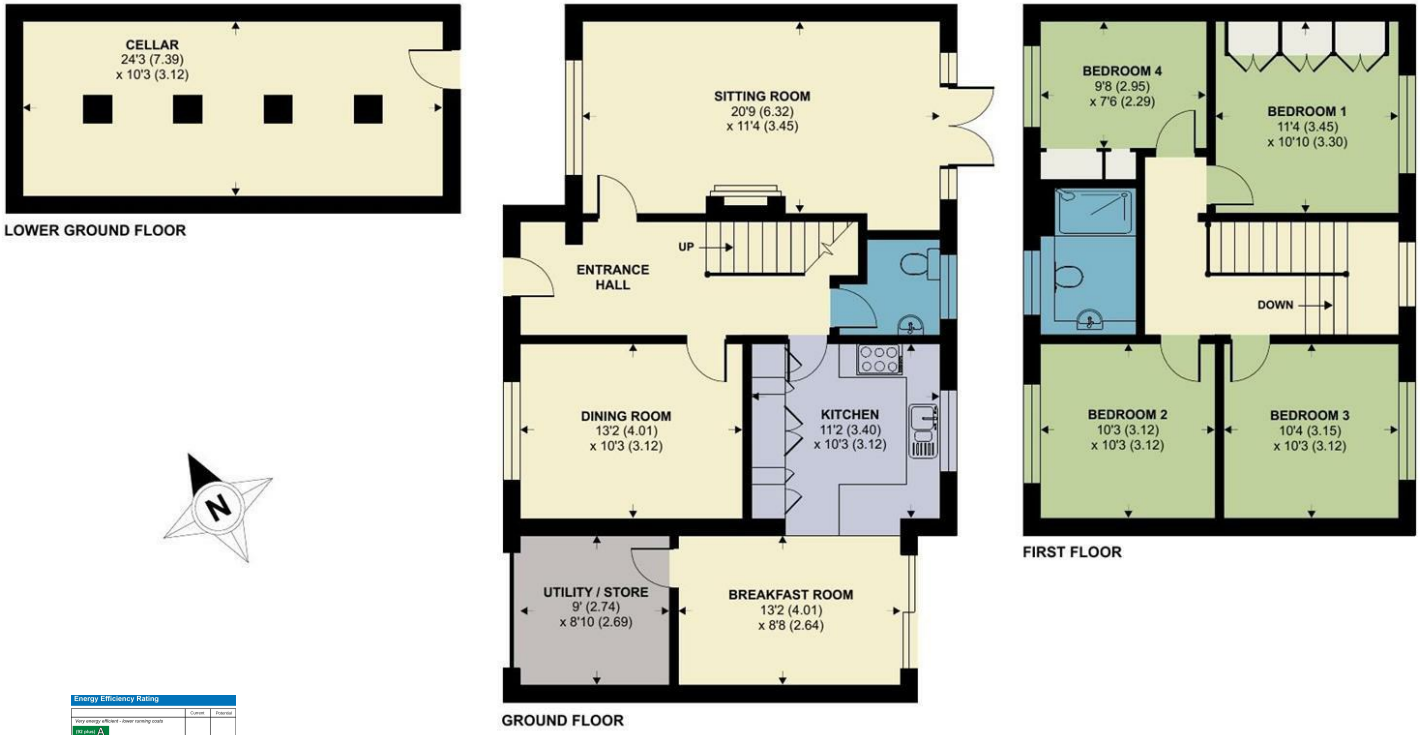
Broadband - Ultrafast speed available.
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.
(https://www.ofcom.org.uk)

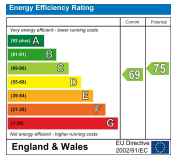
Council Tax Band: E
(Dorset Council - 01305 251010)

Enkworth Road, Weymouth

Approximate Area = 1783 sq ft / 165.6 sq m (includes utility / store)

For identification only - Not to scale





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Weymouth/DW/7.8.26

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