



## Rosebay Drive, Weymouth

OFFERED WITH NO FORWARD CHAIN, situated in the highly sought-after area of Preston Downs, Weymouth, this modern, detached three-bedroom family home is comprised over two floors consisting of two bathrooms, a reception room, a beautifully designed kitchen/diner, a useful utility room and storage throughout. The home offers a perfect blend of contemporary style and functional living, with the additional benefit of a private rear garden, a single garage and off-road parking to the front, with additional visitors parking to the rear. EPC rating B.

Price guide £395,000



## Situation

Preston Downs is situated in an ideal location, found in a highly popular suburb of Weymouth, found along the Jurassic Coast. Known for its scenic coastal views and nearby countryside walks, it offers a mix of sandy beaches and rugged cliffs, making it a favoured spot for both visitors and locals. The area is home to Bowleaze Cove, a picturesque beach well-loved for its range of water sports activities. Preston is just a short distance from the Lodmoor Nature Reserve and offers a number of amenities, including a pharmacy, the Charlbury Food and Wine store, two public houses, a local church, a primary school, a well-used village hall and a doctors' surgery. Weymouth, located just beyond Preston, is a vibrant seaside town renowned for its award-winning beach, historic harbour and welcoming holiday atmosphere.

## Description

Upon entering this well-presented property, a driveway leads to the garage and provides space for off-road parking, while a paved pathway and steps lead to the front door. Entering through the UPVC double-glazed front door, you are welcomed into a bright and spacious hallway, providing access to all primary ground floor rooms, as well as stairs rising to the first floor and an understairs storage cupboard. The hallway sets the tone with neutral décor and stylish laminate flooring, which flows into the kitchen/diner.

The heart of the home is the modern fitted kitchen/diner, featuring Karndean flooring and a range of wall and base units with integrated appliances, including a Zanussi dishwasher, fridge/freezer, Electrolux double oven, and a four-ring gas hob with extractor hood above. The sense of space is enhanced with French doors that open onto the garden. This space is complemented by a practical utility area, which provides space for a washing machine and tumble dryer and houses the boiler. Additionally, there is side access and a convenient downstairs cloakroom. The reception room is also well presented, generously sized, and filled with natural light, finished with carpet and neutral tones. The ground floor is completed by a useful W/C.

Upstairs, the property continues to impress with a good-sized landing offering access to all first-floor rooms and a storage cupboard. The generously sized primary bedroom features built-in wardrobes and an en-suite shower room, while two further bedrooms overlook the rear garden and are tastefully finished with neutral décor and carpet. The family bathroom is sleek and modern, equipped with a panel-enclosed bath with a Mira overhead shower, a WC, wash hand basin, and a heated towel rail.

Outside, the west-facing rear garden is a true highlight, professionally landscaped with porcelain tiling, a decked walkway, and a custom wooden bar, as well as outside electrics ready for a Jacuzzi. A variety of mature trees and shrubs add colour and texture, complemented by areas of raised shingle. A side gate provides access to the rear.

Complete with a driveway, a garage with an up-and-over door benefiting from power, and additional visitor parking to the rear, this home is perfectly equipped for modern family life.

## Agents Notes

Please note that a communal management fee of £238.00 will be payable upon completion of the development. This property is located within an ongoing development area.



## Services

Mains electricity, water and drainage are connected.  
Gas central heating.

## Local Authorities

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970

Council Tax Band D.

## Broadband and Mobile Service

At the time of the listing, standard, superfast and ultrafast broadband is available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit <https://checker.ofcom.org.uk>

## Flood Risk

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-termfloodrisk.service.gov.uk/risk#>

## Stamp Duty

Stamp duty is likely to be payable on this property dependent upon your circumstance.  
Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>



Important notice. Parkers notify that:

- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.

- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

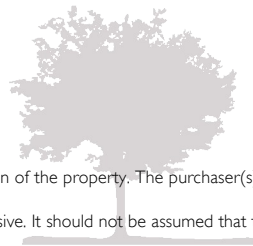




Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

