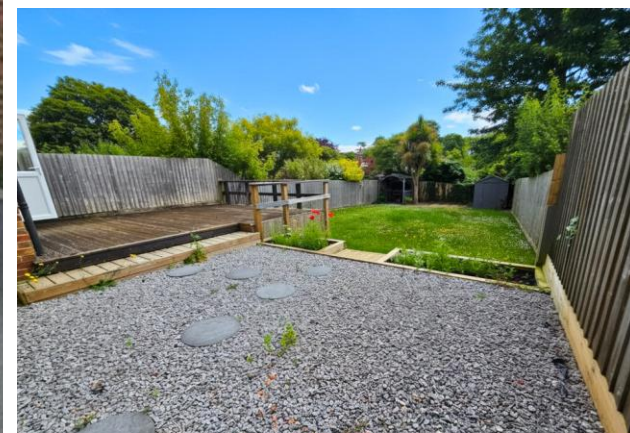


TO LET



Oakbury Drive, Preston, Weymouth
£1,700 pcm


MARTIN&CO



Deposit: £1,961

Unfurnished

Council Tax band: D

- Popular Preston location
- Spacious three-bedroom detached house
- Large lounge/diner and modern kitchen
- Downstairs WC and contemporary bathroom
- Walk-in shower and freestanding bath
- Garage, ample off-road parking and large enclosed garden
- EPC D



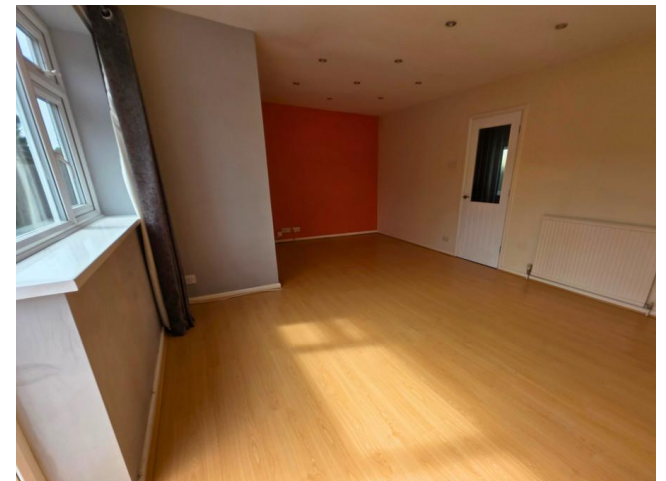
Situated in the highly sought-after area of Preston, this spacious three-bedroom detached home offers well-presented accommodation throughout and is ideal for families and professionals alike.

The ground floor comprises a welcoming entrance hall, convenient downstairs WC, a generous lounge/dining room providing ample space for both relaxing and entertaining, and a modern fitted kitchen with a range of contemporary units and work surfaces.

To the first floor are three well-proportioned bedrooms and a stylish family bathroom featuring a walk-in shower and a freestanding bath, creating a luxurious space to unwind.

Externally, the property benefits from ample off-road parking, a garage, and a large enclosed rear garden, perfect for outdoor dining, family activities, and enjoying the warmer months.

Early viewing is highly recommended to appreciate the space, presentation, and excellent location this property has to offer.



PORCH

HALLWAY

CLOAKROOM

LOUNGE/DINER 19' 8" x 13' 1" (5.99m x 3.99m) Max measurements

KITCHEN 11' 9" x 10' 9" (3.58m x 3.28m)

FIRST FLOOR

BEDROOM 13' 1" x 11' 7" (3.99m x 3.53m)

BEDROOM 11' 9" x 10' 6" (3.58m x 3.2m)

BEDROOM 9' 3" x 7' 7" (2.82m x 2.31m)

BATHROOM



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.





All measurements are approximate and for display purposes only

Martin & Co Weymouth

2 St Thomas Street • • Weymouth • DT4 8EW
T: 01305775504 • E: weymouth@martinco.com

01305775504

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.