







### Property Description

Within the ever popular new development in Preston Downs, this 2 bedroom semi-detached family home was built in 2020 so is finished to an immaculate modern finish throughout. This home is situated close to a range of shops, bus routes, and is close by to Weymouth's award winning beaches, the town centre & harbour.

This property comprises of an entrance hallway, leading into the spacious dual aspect open plan living area with kitchen. The kitchen is fitted with an oven & hob, with space / plumbing for a washing machine and fridge freezer, as well as a modern breakfast bar. The Living area also has the added bonus of having double patio doors into the private rear enclosed garden, predominantly laid to lawn. An added benefit of this space is the cloakroom, doubling up to be suitable storage space, inclusive of WC & sink.

The first floor has the two bedrooms; a double room overlooking the rear garden and the family bathroom which is fitted with bath and mixer taps with shower overhead, WC, sink & heated towel rail.

Externally, the property benefits from two allocated parking spaces to the front of the property

### Entrance

Front aspect glazed composite door into:-

### Hall

Wall mounted radiator. Consumer unit. Wooden style flooring. Power points. Stairs rising to first floor. Door into:-

### Open Plan Living

#### Kitchen

11' 2" x 6' 8" ( 3.40m x 2.03m )

Modern fully fitted kitchen with high gloss wall and base units, with worksurfaces over. Inset stainless steel and drainer unit. Space for fridge freezer. Space and plumbing for a washing machine. Space and plumbing for a dishwasher. Inset four ring gas cooker with stainless steel hood over and electric oven. Breakfast bar area. Wooden style flooring. Wall mounted boiler. Front aspect double glazed window.

#### Living Area

12' 4" x 10' 10" ( 3.76m x 3.30m )

Rear aspect double glazed french doors to garden enjoying a Southerly aspect. Wall mounted radiator. Power points. Television Point. Carpeted. Thermostat.

## Cloakroom

Continuation of wooden style flooring. Low level WC and wash hand basin. Tiling. Wall mounted radiator. Extractor fan.

## First Floor

### Landing

Carpeted. Power points. Door leading into:-

### Bedroom One

12' 2" x 7' 9" ( 3.71m x 2.36m )

Rear aspect double glazed window enjoying a Southerly aspect. Wall mounted radiator. Carpeted. Power points. Television point. Thermostat.

### Bedroom Two

12' 2" x 7' 10" ( 3.71m x 2.39m )

Two front aspect double glazed windows. Wall mounted radiator. Carpeted. Power points.

## Bathroom

6' 1" x 5' 5" ( 1.85m x 1.65m )

Suite comprising panelled bath with shower over and mixer taps, wash hand basin with storage, WC, extractor fan and towel rail.

## Outside

### Front Garden

### Southerly Rear Garden

Fully enclosed rear garden enjoying a Southerly Aspect, laid to lawn with initial paved area. Shed. Pedestrian gates access.

### Driveway

Ample parking for two vehicles.



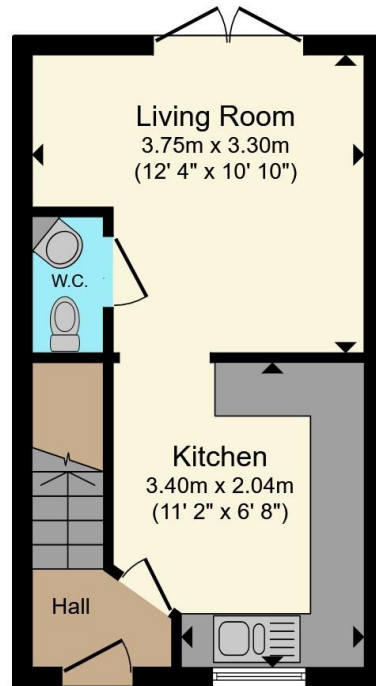




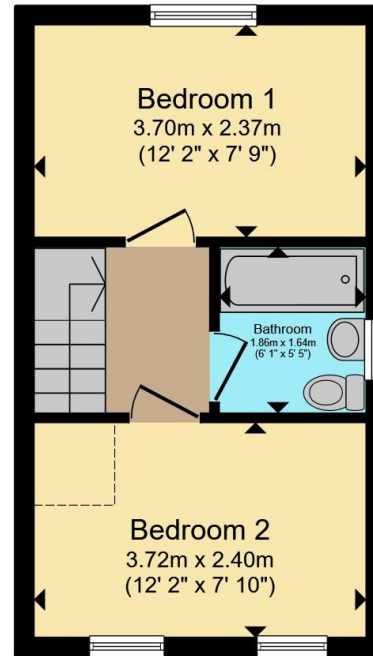








**Ground Floor**



**First Floor**

Total floor area 50.6 m<sup>2</sup> (544 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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EPC Rating: B Council Tax  
 Band: B

Tenure: Freehold

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