



Wyke Oliver Road | Preston | Weymouth | DT3 6BW

Offers Over £200,000

BEAUMONT  JONES

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Offers Over £200,000**

CASH BUYERS ONLY. Set within an impressive plot in the highly sought-after area of Preston, this offers an exciting opportunity for A SELF-BUILD OR REDEVELOPMENT. Tucked away in a peaceful position, offering both convenience and tranquillity. Perfectly positioned within easy reach of local amenities, scenic countryside walks and Weymouth's stunning coastline.

- CASH BUYERS ONLY
- Impressive Plot & Mature Garden
- Located in a Level Area of Preston
- Prime Site for a self-build or Redevelopment

Full Description

AGENT NOTE: - THE PROPERTY IS A NON-STANDARD CONSTRUCTION - PRE-FABRICATED WITH ASBESTOS CLADDING. CASH BUYERS ONLY AND NO SUBJECT TO PLANNING AGREEMENTS.

Accommodation

Inside, the accommodation is well-proportioned throughout, with access via the front door into the entrance porch with further door opening into the spacious dining hall. There is original parquet flooring offering a lovely character feel, front



Sought-after setting in Preston with an enviable plot



aspect window providing natural light and doors to all rooms. The bright dual-aspect sitting room, runs the width of the property with front box bay window overlooking the front aspect and doors opening into the sun room. The kitchen overlooks the garden and has a range of fitted units, there is space for an oven, under counter fridge and freezer. There is access from the kitchen and sitting room into the sun room with sliding doors and further access into the garden. The master bedroom is a lovely sized double bedroom with views over the rear garden and built-in wardrobes. Bedroom two is another excellent sized double bedroom with further built-in wardrobes and front aspect window. The family bathroom is a generous size and adjacent to the master bedroom, the suite currently consists of a wash hand basin with vanity storage, bath with shower over and a low level WC. There is excellent potential to reconfigure or extend (subject to planning) to make the most of the large footprint and the open surroundings.

Outside

The property is approached via a wide sweeping driveway providing ample off-road parking and a generous sense of space on arrival. Outside, the gardens and grounds are a real highlight, there is a spacious terrace abutting the rear of the property offering space for garden furniture. The rear garden offers plenty of room for outdoor entertaining, landscaping, or even future development potential of the current property. There is a beautiful magnolia tree as a centre piece in the garden accompanied by further mature trees and shrubs. The remainder of the garden is laid to lawn and has a useful workshop for storing garden equipment. The garage is a large tandem garage with power and light, up and over door and rear pedestrian access.

Location



Prime Site for a
self-build or
Redevelopment

The property is located within the prestigious location of Preston. 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. Also close to hand is the local florist, post office and convenience store on the corner of Preston Beach Road which is a short stroll away. There are well-regarded cafes on the beach edge at Overcombe in addition to beautiful walks at the nearby Nature Reserve and Jurassic coastal paths. Well regarded schools are close by.

Services: - Gas central heating. Mains electric & drainage.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band E.

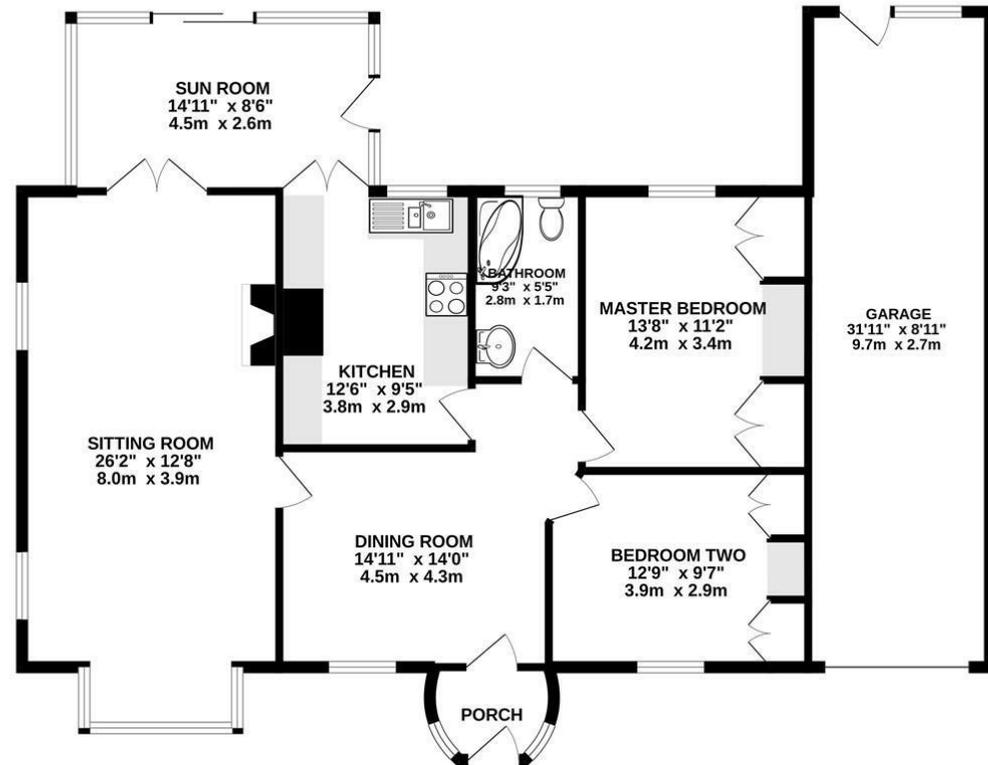
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales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

GROUND FLOOR
1346 sq.ft. (125.0 sq.m.) approx.



TOTAL FLOOR AREA : 1346 sq.ft. (125.0 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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