

Stanier Road | Preston | Weymouth | DT3 6PD

£2,100 Per Month

BEAUMONT JONES
RESIDENTIAL LETTINGS

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Beaumont Jones Lettings are delighted to offer this five bedroom extended detached family home located within the prestigious location of Preston. Other benefits include a generous sized rear garden and elevated far reaching views over rolling hilltops and out to sea. Viewing is highly recommended to be appreciated.

- Available Now
- Unfurnished
- Generous Sized Rear Garden
- Spacious Kitchen Plus A Utility
- Five Bedroom Extended Detached Family Home
- Double Driveway Plus A Car Port & A Larger Than Average Garage
- Two Reception Rooms

Full Description

Entrance into the property is via a side aspect double glazed door leading into a warm and welcoming hall with stairs rising to the first floor and a door leads through to the living room. This spacious reception room offers dual aspect double glazed windows, an arch opening creates a further area for seating in front of the large front aspect window. A gas fire is the focal point of the room. Reverting back to the main hall, a door leads through to an inner hall with doors leading through to the remaining ground floor accommodation. The separate dining room has a front aspect double glazed window and a breakfast serving hatch to the kitchen. The generous sized kitchen is of an L-Shape creating a range of eye and base level units with work surfaces over, space and plumbing for kitchen appliances, built-in storage cupboard housing the newly fitted combi boiler with a further storage cupboard under the stairs, rear aspect double glazed window, breakfast serving hatch to the dining room and a door leads out onto the utility and cloakroom. The utility has space and plumbing for a washing machine and tumble dryer, a rear aspect door leads out onto the garden and a further door leads into the newly fitted cloakroom offering a W.C, wash hand basin and a side aspect window.

The first floor offers a split-level landing with two rear aspect double glazed







Located within the prestigious location of Preston with Garage and Double Driveway











windows, stairs rise to the second floor, large built-in airing cupboard and doors lead through to the four bedrooms on this floor plus the main bathroom with a separate W.C. The master bedroom is a generous sized double offering a built-in under stairs storage cupboard and a front aspect double glazed window enjoying far reaching views. The en-suite has a suite including a shower cubicle, low level WC, wash hand basin and a side aspect double glazed window. Bedroom two is a further double with a rear aspect double glazed window overlooking the garden. Bedroom three is a double with a front aspect double glazed window enjoying far reaching views. Bedroom four is a single with a front aspect double glazed window enjoying far reaching view. The main family bathroom has a suite including a panel enclosed bath with a wall mounted mixer shower system over and screen attached, wash hand basin and a side aspect double glazed window. The separate W.C has a low level WC with a concealed cistern.

The second floor has a small landing with a door leading into bedroom five, this is a spacious room with height restrictions with sloping ceilings. Benefits include dual aspect windows and Velux skylights enjoying beautiful far reaching views over rolling hilltops and out to sea.

Outside to the rear is a generous sized enclosed garden mainly laid to lawn with a block paved patio area abutting the property plus a raised block paved patio area for seating. Planted shrubs and trees plus open side access to the car port and garage. The front garden is laid to lawn. There are two driveways, one each side creating off road parking plus a car port. The
garage is larger than average with an up and over door, power, lighting and a rear aspect window.

Rent: - £2100 per calendar month / £484 per week
Holding Deposit - £484
Security Deposit - £2420
*No deposit option available via Reposit.
Council Tax Band - D
EPC- D

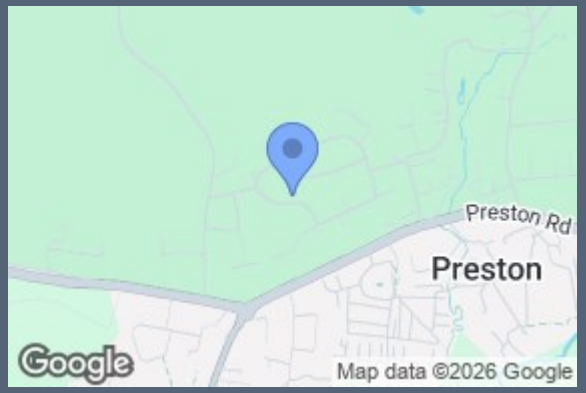
Location - The property is located within the prestigious location of Preston. Preston represents one of the most sought-after residential areas of Weymouth and is well served by local amenities at nearby Chalbury Corner with its delicatessen, pharmacy and doctors' surgery. Closer at hand is the local 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.

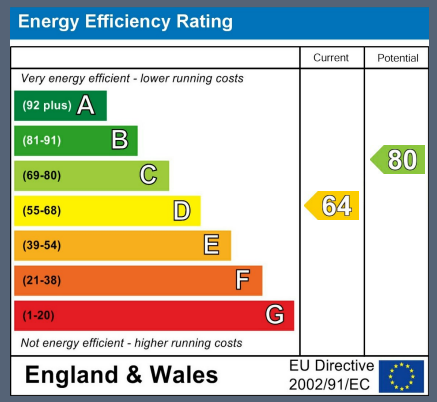
Services: - Gas central heating. Mains electric & drainage.

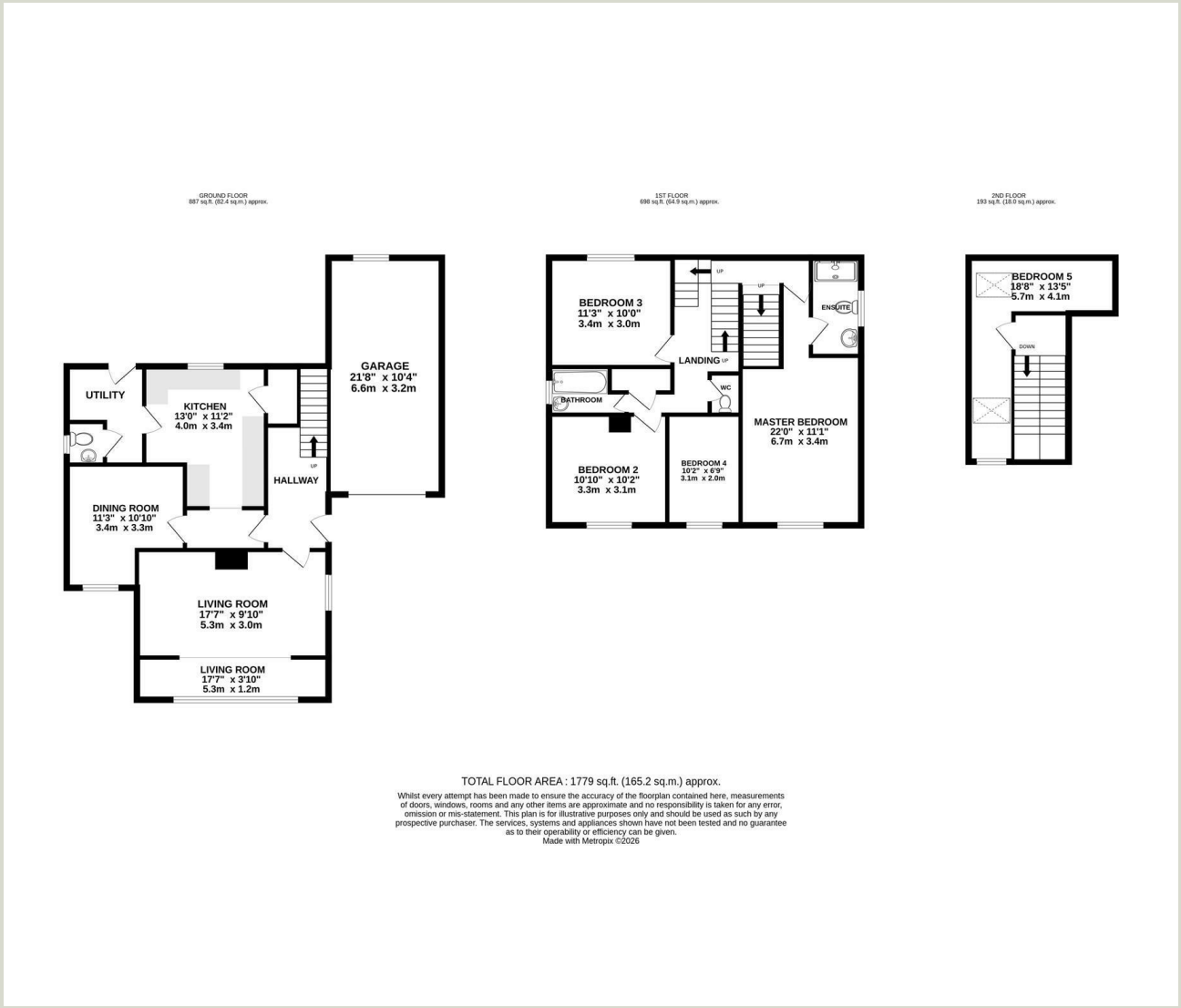
Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band D.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.







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