



## Preston Road

Preston, Weymouth DT3 6BJ

- Grade II Listed Thatched Cottage
  - Two Double Bedrooms
  - Modern Fitted Kitchen
  - Gas Central Heating
- Sought After Preston Location
- Semi Detached
- Feature Lounge
- Ground Floor Shower Room
- Attractive Rear Garden
- No Onward Chain

Guide Price £190,000 Freehold







## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Entrance Lobby

Lounge / Diner  
17'7" x 13'10"

Kitchen  
9'10" x 7'9"

Shower Room  
5'6" x 4'10"

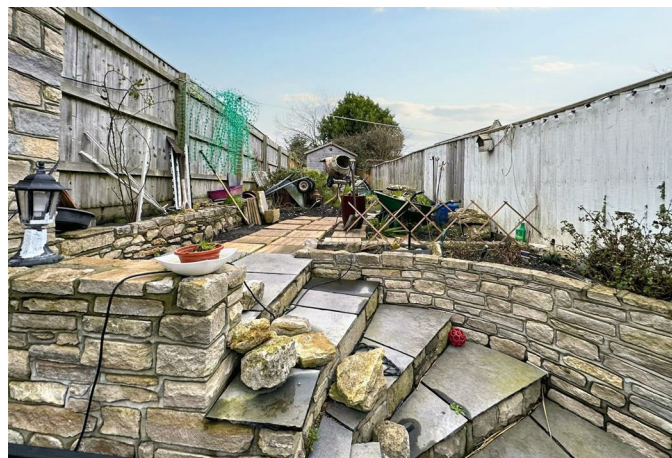
### FIRST FLOOR

Bedroom One  
12'6" x 9'3"

Bedroom Two  
10'5" x 9'6"

### OUTSIDE

Rear Garden



We are delighted to offer for sale, with no onward chain, this charming two bedroom, semi detached, thatched cottage, which we believe was constructed around 1740. This Grade II listed property offers many character features and as such we strongly recommend viewing.

The reception porch gives access onto a rustic lounge with a feature fireplace to the centre, an attractive seating area underneath the front aspect window and beamed ceilings add to the room's appeal. The kitchen offers a matching range of modern eye level and base units with space and plumbing for additional kitchen appliances. A window to the rear offers a pleasant outlook of the garden with a door to an inner lobby with a further door leading onto the garden. The cottage offers a ground floor shower room with independent shower cubicle, low-level WC and vanity wash hand basin.

The first floor offers two good size bedrooms. The rear bedroom, situated to the rear of the property, overlooks the rear garden and further benefits from dual aspect windows giving good natural light.

Externally, double opening wrought iron gates to the side of the property lead to a wooden gate which provides access to the side of the cottage and onto the garden. The rear garden, which is enclosed by panelled fencing, features a patio area adjacent to the cottage, with stairs up to the main garden which is predominately laid to paving with planted borders.

Preston is one of the most sought after areas of Weymouth. Close by to the property are local amenities including village shops, bistro, delicatessen, beauty salon and doctors' surgery. It is also within close proximity to the Jurassic Coast with a plethora of scenic walks to enjoy. Weymouth town center with its many shops, restaurants, bars, beaches, theatre and mainline train station is a couple of miles away

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Local Authority **Dorset County Council**  
Council Tax Band **C**  
EPC Rating



GROUND FLOOR  
APPROX. FLOOR  
AREA 360 SQ.FT.  
(33.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 247 SQ.FT.  
(22.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 606 SQ.FT. (56.3 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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