



Preston Road , Weymouth DT3 6PU

- CASH BUYERS ONLY
 - Tenant in situ
- A stones throw from Weymouth Beach
- Walking distnace to Weymouth town
- Residents only car park
- Full renovation required
- Ground floor apartment
- Two double bedrooms
- Large, well maintained, communal grounds
- Nearby to a range of local amenities

£130,000 Leasehold





Front of property

Opening into a communal, fully wall-enclosed front garden space with patio paving, mature shrubbery, and an obscured double-glazed UPVC door leading into...

Entrance porch

Entrance via a double-glazed UPVC door into a porch with floor-to-ceiling obscured windows and an internal obscured glass panel door leading into...

Inner hallway

"Inner hallway with vinyl flooring, opening into a further hallway space with ceiling light, and door leading into..."

Bedroom one

13'9" x 12'5"

Front aspect double bedroom featuring a double-glazed window, radiator, wall-mounted light, and power points.



Bedroom two

12'5" x 11'5"

Spacious front aspect double bedroom featuring a double-glazed window, radiator, power points, ceiling lights, and ceiling coving.

Kitchen

12'5" x 12'1"

Large side aspect kitchen featuring a double-glazed window, a range of eye-level and base units, stainless steel sink with stainless taps and drainer, space for white goods, rear aspect internal window, multiple power points, ceiling light, and door into...

Bathroom

7'6" x 4'11"

Rear aspect bathroom featuring an obscured double-glazed window, radiator, bathtub with stainless steel mixer tap and handheld shower head, hand wash basin with stainless steel taps, extractor fan, and ceiling light.

W/C

4'11" x 2'7"

Rear hallway

Entrance via an obscured glass panel door into a space offering a large storage cupboard and a further glass panel door providing access to the communal parking and garden areas.

Living room

12'5" x 11'5"

Rear aspect living room with single-glazed windows overlooking the conservatory, radiator, ceiling coving, multiple power points, and a glass door leading into...

Conservatory

11'1" x 7'10"

Triple aspect, single-glazed conservatory with direct access to the residents-only parking area and then communal grounds.

Communal grounds

Sun Court benefits from a large, communal residents-only parking area, primarily concrete-laid and complemented by attractive shrubbery and mature trees. To the rear, there is a spacious area laid to lawn, with feature trees and a gravelled pathway winding through. The entire space is fully enclosed by walls and hedges, with a variety of mature shrubbery providing privacy and visual appeal.

NB

This property presents an ideal opportunity for cash investors, being sold with a tenant in situ and available to cash buyers only.



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

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, windows, doors and any other items are approximate and no responsibility is taken for any mis-translation or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Direct Moves Estate Agents Office

9 Westham Road
Dorset
Weymouth
DT4 8NP

Contact

01305 778500
sales@directmoves.com
<https://directmoves.com/>

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