



## **Preston Road** , Weymouth DT3 6PU

- Prime Sea-Side Location
- Well Maintained Communal Areas
- Well Presented Throughout with Potential to Modernise
- Off Road Parking AND Garage
- Own Entrance
- Two Generous Double Bedrooms
- Ground Floor Flat
- A Stones Throw from the Sea
- Nearby to Local Amenities and Transport Links

**Offers Over £265,000 Leasehold - Share of Freehold**







### Front of Property

A paved driveway provides access to the communal front garden which includes seating and mature shrubbery. Vehicle and foot access continues to the rear where the garage's are located. Obscured double glazed French doors open into the entrance porch.

### Porch

Front aspect with obscured floor to ceiling windows and French doors. An obscured glass panel door leads into the entrance hall.

### Entrance Hall

A light and open hallway providing access to all rooms, with ceiling spotlights, a wall mounted radiator and a large storage cupboard to the rear.



### Bedroom One

12'1" x 11'1"

A large front aspect double bedroom with double glazed windows overlooking the communal front garden, power points, a wall mounted radiator and ceiling lighting.

### Bedroom Two

12'9" x 8'6"

A dual, front and side, aspect double bedroom with power points, a wall mounted radiator and ceiling lighting

### Shower Room

10'5" x 8'2"

A side aspect, fully tiled shower room featuring a walk in electric shower with handheld attachment, ceiling spotlights, heated towel rail, hand wash basin with stainless taps, an obscured double glazed window, an internal window into the porch, a low level WC and tiled flooring.

### Living Room

15'5" x 11'9"

A front aspect living room featuring power points, a wall mounted radiator and a large bay window allowing generous natural light. A charming archway creates partial separation within the space.

### Kitchen

11'9" x 10'5"

A well presented rear aspect kitchen with a double glazed window, a range of eye and base level units, integrated gas oven and hob with extractor above, pull out pantry, under counter dishwasher, stainless one and a half sink with stainless mixer tap, space for white goods and a Viessmann boiler on the wall. Ceiling spotlights and a wall mounted radiator complete the room. A door leads into the...

### Garage

### Rear/ Parking

To the rear, the flat benefits from an allocated parking space as well as a garage, set within a private residents only parking area, providing ample secure, off road parking.

### Disclaimer

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### Communal garden

To the front of the property, mainly laid to lawn with seating bench





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

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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 operation or efficiency can be given.  
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