

Mawdywalls

Preston Weymouth, DT3 6BP

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Offers In Excess Of
£350,000 Freehold

Hull Gregson Hull

Mawdywalls

Preston Weymouth, DT3 6BP

- Ideal Mid Terrace Family Home
- Three Generous Double Bedrooms
- Off For Sale With No Onward Chain
- Highly Sought-After Preston Location
- Spacious Lounge/Dining Room
- Versatile Study/Reception Room
- Fitted Kitchen
- Front and Rear Gardens
- Garage In Block
- Viewing Highly Advised



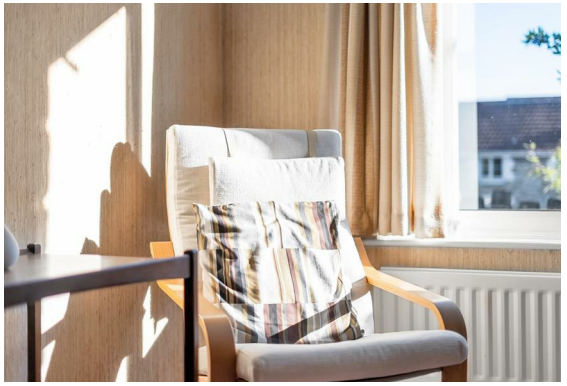














A well-proportioned THREE DOUBLE BEDROOM MID TERRACE FAMILY HOME, ideally positioned within the ever-popular residential LOCATION OF PRESTON, WEYMOUTH. Offering generous and versatile accommodation arranged over two floors, this attractive property provides an excellent opportunity for families seeking a comfortable home in a desirable coastal setting. Boasting a SINGLE GARAGE and being offered for sale with NO ONWARD CHAIN.

The ground floor features a particularly spacious lounge/dining room, providing an impressive main reception space with ample room for both relaxing and entertaining. A separate study/reception room adds valuable flexibility and could be utilised as a home office, playroom or additional sitting room, depending on the needs of the household. The fitted kitchen is positioned to the front enjoying views of the enclosed garden, with a useful ground floor cloakroom completing the accommodation.



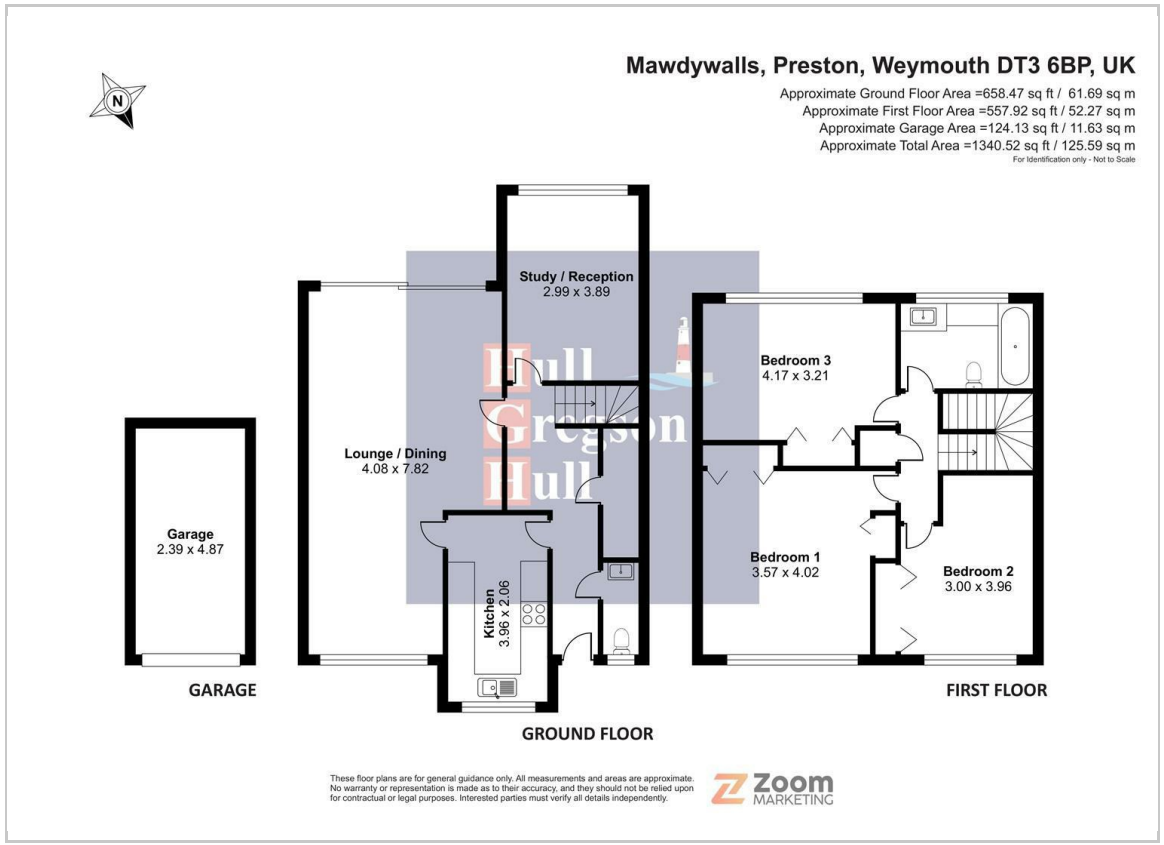
To the first floor are three well-proportioned double bedrooms, providing excellent bedroom space for a growing family, guests or those requiring additional home-working space. A family bathroom serves the bedrooms.

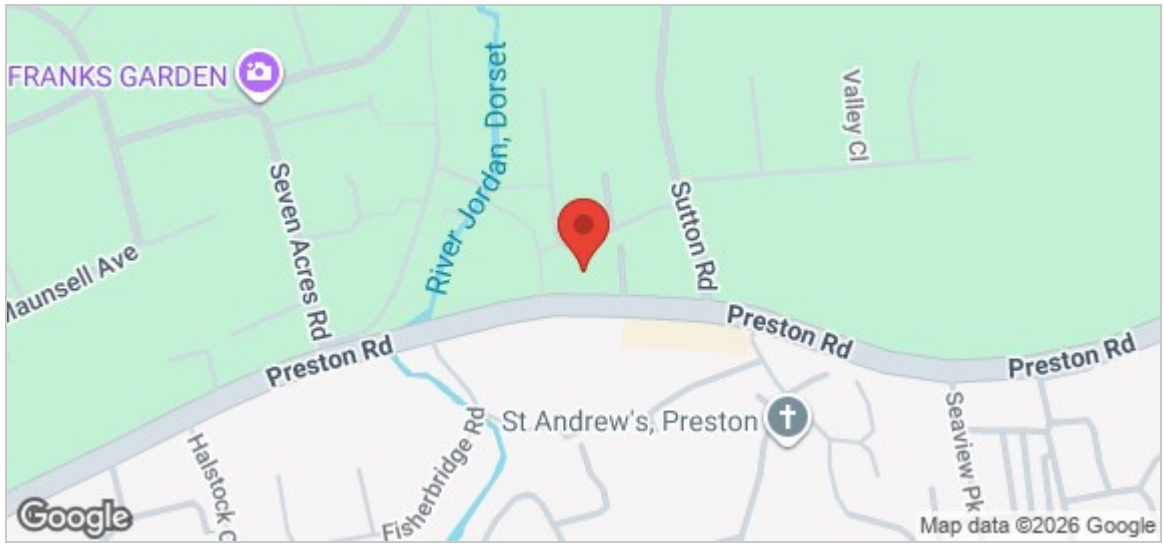
The property is approached via a well-maintained front garden, featuring an attractive combination of areas of lawn, established planting and mature shrubs, creating a pleasant and welcoming approach to the home. A paved pathway leads directly to the front entrance, with mature trees and well-stocked borders providing colour, greenery and a good degree of privacy. A well-established rear garden, thoughtfully landscaped to provide a variety of seating and entertaining areas. A generous paved terrace immediately adjoining the property creates an excellent space for alfresco dining and outdoor entertaining, with large patio doors providing a seamless connection to the home.



Externally, the property benefits from a single garage in a block.

Situated in Preston, one of Weymouth's most sought-after residential areas, the property is ideally placed for access to a range of local amenities, schools, transport links and the stunning Dorset coastline. The location provides an appealing balance between convenient everyday living and easy access to some of the area's beautiful coastal walks and beaches.





Lounge/Dining
13'4" x 25'7" (4.08 x 7.82)

Kitchen
12'11" x 6'9" (3.96 x 2.06)

Study/Reception
9'9" x 12'9" (2.99 x 3.89)

Bedroom One
11'8" x 13'2" (3.57 x 4.02)

Bedroom Two
9'10" x 12'11" (3.00 x 3.96)

Bedroom Three
13'8" x 10'6" (4.17 x 3.21)

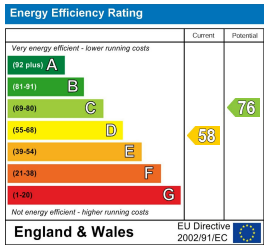
Bathroom

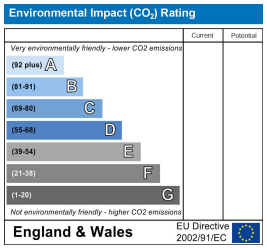
Garage
7'10" x 15'11" (2.39 x 4.87)

Additional information
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Mid Terrace
Property construction: Standard
Tenure: Freehold
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Oil
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Disclaimer
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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