

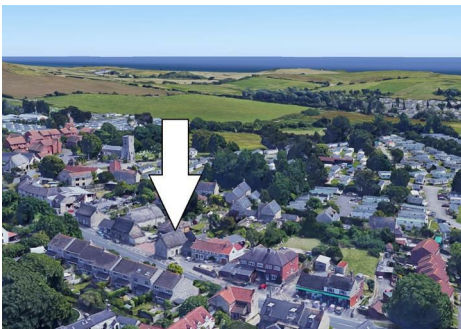


Instinct Guides You



Preston Road, Weymouth £350,000

- No Onward Chain
- Preston
- Substantial Property
- Three Reception Rooms
- Large Garage/Workshop
- Two Bathrooms
- Close To Amenities
- Nr Countryside Walks



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This charming Grade II listed thatched cottage boasts a DECEPTIVELY SPACIOUS interior REQUIRING some MODERNISATION and is being sold with NO ONWARD CHAIN. It features THREE RECEPTION ROOMS, two bathrooms, and a LARGE GARAGE/WORKSHOP, all complemented by a SIZEABLE MATURE GARDEN. Located in PRESTON, it is conveniently close to a host of amenities and offers easy access to stunning country and coastal walks.

Upon entering the cottage, the first staircase leading to the upper floor greets you, providing access to the kitchen/diner and the rest of the house. The kitchen/diner, running from the front to the back of the house, has ample space for a dining table and chairs, centred around a large inglenook-style fireplace. It is equipped with a variety of eye and base level units and has room for appliances. Further on, two similarly sized reception rooms offer flexibility in layout and use, each brimming with character from fireplaces, exposed beams, brickwork, and a historic bread oven.

The first bathroom is located towards the back of the house, followed by another staircase that leads up to the first floor and access to the main reception room. This main lounge is a wonderfully bright and airy dual-aspect room with patio doors opening out to the garden with ample space for furnishings being an ideal for families.

The first floor houses three bedrooms and a bathroom, along with an additional room accessed via the second staircase, perfect for use as a study. The master bedroom spans the depth of the house, offering generous space, while the second bedroom is also a double, and the third being a single room.

At the rear, there is a spacious, mature garden featuring a paved patio that leads to an enclosed lawn, providing both privacy and security, with a door accessing the garage/workshop. At the front, a parking space leads up to the garage/workshop.

Room Dimensions

Lounge 17'5" x 11'10" (5.33 x 3.61)

Dining Room 15'8" x 11'1" (4.78 x 3.38)

Kitchen/Diner 15'7" x 12'2" (4.75 x 3.73)

Reception Three 15'3" x 10'4" (4.65 x 3.15)

Study 13'8" x 9'3" (4.19 x 2.82)

Bedroom One 15'10" x 11'6" (4.85 x 3.53)

Bedroom Two 12'9" x max x 8'11" max (3.89 x max x 2.72 max)

Bedroom Three 8'2" x 8'2" (2.51 x 2.51)

Garage/Workshop 18'8" x 14'6" (5.71 x 4.43)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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