



31 Sutton Road
Preston Weymouth, DT3 6LS

£285,000 Freehold

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A natural stone three bedroom terraced cottage located on the sought after Sutton Road on the edge of the pretty village of Sutton Poyntz a short walk from the duck ponds and open countryside plus just over a mile from the beaches at Overcombe and Bowleaze. The cottage offers two reception rooms and a kitchen on the ground floor plus three bedrooms on the first floor and a bathroom. the windows have been upvc double glazed in keeping with the character style of the property but is otherwise generally ready for updating. Outside there is a garden to the rear.

Dining Area

11'10" x 9'8" (3.62 x 2.95)

Fireplace storage heater

Kitchen Area

9'8" x 6'1" (2.95 x 1.86)

Hall

Door to rear garden, cupboard

Lounge

11'9" x 11'6" (3.60 x 3.51)

Country views, Fireplace, storage heater

Landing

Bedroom 1

10'7" x 11'10" (3.25 x 3.61)

Bedroom 2

10'10" x 9'6" (3.32 x 2.92)

Country views

Bedroom 3

12'6" x 7'11" (3.82 x 2.42)

This bedroom is partial on a flying freehold being partially over next door no 33 Sutton Road

Bathroom

Panel bath, wash hand basin and WC cupboard housing water cylinder

Outside

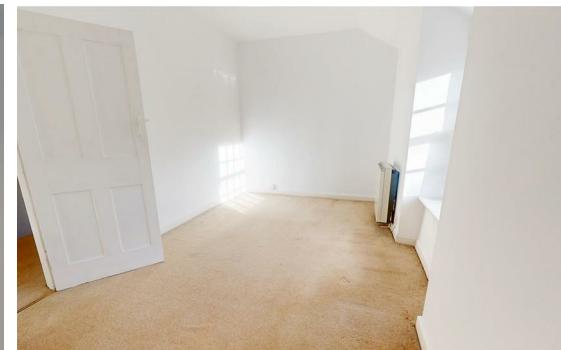
Steps with borders to the sides in front leading to the front door there is also a shared pathway across the front with the other cottages

To the rear is an enclosed garden mainly laid to lawn with a timber shed and a pedestrian access. There is a right of way across the rear garden for the other cottages in the terrace that is rarely used

Parking

There is no allocated off road parking, on street parking is generally available





Council Tax
Band B with Dorset Council

Tenure
The Property is Freehold, Bedroom 3 to the front is partially over next door creating a flying freehold for that area

Utility Supplies
Mains water electric and drainage, gas is available in nearby

Construction
Traditionally built with stone elevations under a pitched roof

Flood Risk
Very low from river sea or surface water

Phone and Broadband signal strength and coverage

3 & O2 signals are strong, Vodafone & EE are average
TV, Sky & BT are available Virgin in not available
Broadband estimated standard 15 mbps superfast 80 mbps ultrafast is not available yet

Legal 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. Intending purchasers should not rely on them 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 & 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.



Floor Plan



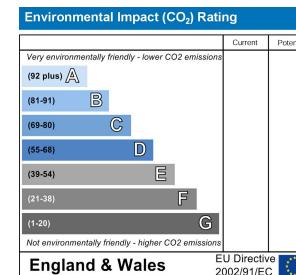
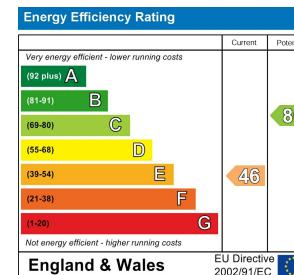
Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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