



6 Cornflower Close, Preston Downs
£300,000 Offers in Excess Of



Set within a peaceful location, this fabulous three-bedroom semi-detached family home offers accommodation comprising of a generous sitting room, kitchen/diner, conservatory, family bathroom, a ground floor cloakroom. Externally, there is a low-maintenance garden to front of the property and a fully enclosed garden to the rear. In addition, the property benefits from a single garage and driveway offering off-road parking for multiple vehicles. EPC rating B.

Preston Downs is a popular, residential area in the sought-after coastal town of Weymouth. Known for its attractive modern homes and family-friendly atmosphere, the area benefits from convenient access to local shops, well-regarded schools and regular bus routes. Close by is the wonderful Weymouth beach and Lodmoor Nature Reserve and the position of the property offers access to plentiful nearby coastal and countryside walks, Preston Downs offers an ideal setting for families and professionals alike seeking a balance of town and seaside living. Weymouth boasts a charming harbour and a wide range of amenities, including doctors, dentists, a library, and supermarkets.

The National Sailing Academy, located between Weymouth and Portland, offers superb facilities that attract many local, national, and international visitors. The town has benefited from improved transport links, including a bypass and a network of cycle paths and there are regular bus services to neighbouring towns and a mainline train service to Bristol Temple Meads and London Waterloo.



A low maintenance front garden space leads to a part glazed UPVC front door opening onto the hallway with doors to a useful ground floor W/C and the reception room. Stairs rise to the first floor.

The reception room is a generous size and is finished in mainly neutral décor with a soft green feature wall. Doors give access to a useful under-stairs storage cupboard and access through to the kitchen/diner.

The kitchen/dining room lends itself perfectly to contemporary living. The room is furnished with a range of wall and base level units with work surface over. There is space for a number appliances including oven, fridge/freezer and washing machine. The room is fitted with a stainless-steel sink with mixer tap and drainer and splash back tiling and a tiled floor finish the room. A door leads through to the conservatory, a fantastic space offering versatility to the home, overlooking the rear garden.

Stairs rise to a landing that provides access to three bedrooms and the family bathroom.

The bathroom is fitted with a WC, wash hand basin, panel enclosed bath and shower. The room is finished with fully tiled walls and heated towel rail.

Externally the property boasts a fully enclosed, south facing garden to the rear. The garden is a welcome size and is mainly laid to lawn with a paved patio abutting the property. There is single garage with an up and over door with power and light. A driveway to the front of the garage offers parking for multiple vehicles.

Local Authorities:

Dorset Council,
County Hall, Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970.

Council tax band is D.

Services:

Mains electricity, water and drainage are connected.
Gas fired central heating.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-floodrisk.service.gov.uk/risk#>

Broadband and Mobile:

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider. Visit the Ofcom website checker for up-to-date information please visit <https://checker.ofcom.org.uk>

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

