



Ringstead Crescent
Weymouth

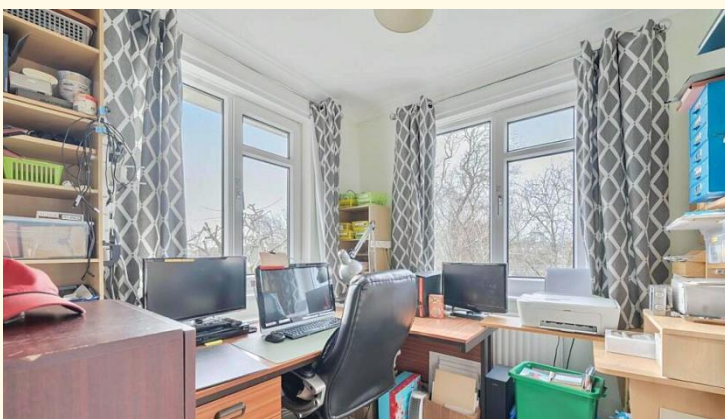


Situated in the highly sought-after area of Preston, this well-presented detached three-bedroom home offers generous and versatile living accommodation throughout. The ground floor comprises three reception rooms alongside a spacious kitchen/dining room, with the additional benefit of a useful basement. The first-floor features three well-proportioned double bedrooms and a well-appointed family bathroom. The property benefits from an abundance of natural light and is further enhanced by a spacious balcony overlooking the generous west-facing rear plot. Externally, the property boasts a driveway to the front providing off-road parking and access to a single garage. EPC Rating D.

Preston is a highly popular suburb of Weymouth, situated along the Jurassic Coast. Known for its scenic coastal views and nearby countryside walks, it offers a mix of sandy beaches and rugged cliffs, making it a favoured spot for both visitors and locals. The area is home to Bowleaze Cove, a picturesque beach well-loved for its range of water sports activities. Preston is just a short distance from the Lodmoor Nature Reserve and offers a number of amenities, including a pharmacy, the Chalbury Food and Wine store, two public houses, a local church, a primary school, a well-used village hall and a doctors' surgery. Weymouth, located just beyond Preston, is a vibrant seaside town renowned for its award-winning beach, historic harbour and welcoming holiday atmosphere.



The property is accessed from the side via an attractive glazed porch, which provides a bright and inviting entrance and leads into a welcoming hallway. From here, there is access to a well-proportioned home office featuring dual-aspect windows that allow plenty of natural light, as well as a conveniently located cloakroom and a useful under-stairs storage cupboard, ideal for everyday household storage.



From the hallway, a spacious sitting room features patio doors opening onto the balcony, enjoying views over the west-facing rear garden. The sitting room flows seamlessly through to the dining room and then into the kitchen, both of which are positioned at the front of the property. An external door from the kitchen provides side access to the house.

The first floor comprises three double bedrooms and a family bathroom. The principal bedroom overlooks the rear garden and surrounding countryside views and benefits from roof-space storage. Bedroom two is located at the front of the property and also offers roof-space storage, while bedroom three enjoys dual-aspect windows and a built-in cupboard.

Externally, the property benefits from a driveway leading down to the garage, which is fitted with an up-and-over door. The generous basement is accessed directly from the large rear garden.

The property is ideally situated within close proximity to Bowleaze Cove and Weymouth Beach, offering easy access to the stunning coastline and local amenities.

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.

Ringstead Crescent, Weymouth, DT3

Approximate Area = 1362 sq ft / 126.5 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 1501 sq ft / 139.4 sq m

For identification only - Not to scale

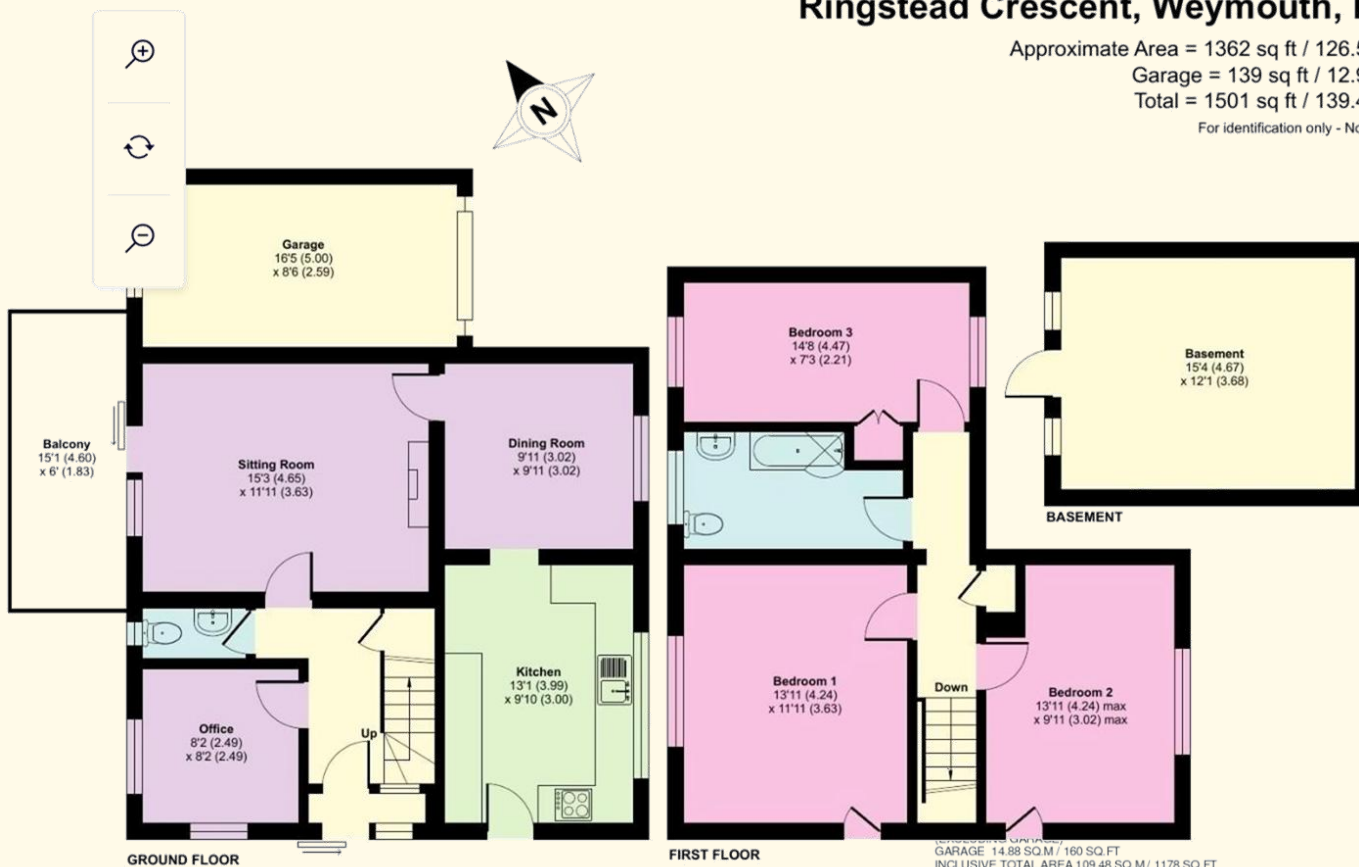


Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Broadband and Mobile Service:

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

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit
<https://checker.ofcom.org.uk>

Flood Risk:

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

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

Services:

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Council tax band is E.

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>