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AUSTIN
ESTATE AGENTS

Oakbury Drive

Preston

Weymouth

Dorset

DT3 6JH

£437,500

SUMMARY

- Detached Bungalow
- Two Double Bedrooms
- Spacious Lounge / Diner
- Contemporary Kitchen
- Conservatory
- Modern Shower Room
- Front and Rear Gardens
- Off Road Parking & Garage (in Block)
- Wonderful Nature Reserve & Sea Views
- No Onward Chain





SUMMARY OF ACCOMMODATION

Entrance Hallway

Lounge / Diner 23' 2" x 11' 10" (7.05m x 3.60m)

Kitchen 11' 10" x 9' 6" (3.60m x 2.9m)

Conservatory 13' 5" x 6' 7" (4.10m x 2.00m)

Bedroom One 13' 11" x 12' 0" (4.25m x 3.65m)

Bedroom Two 11' 0" x 8' 2" (3.35m x 2.50m)

Shower Room

OUTSIDE

Allocated Parking for Two Vehicles

Garage (in Block)

THE PROPERTY

We are pleased to offer for sale this delightful detached bungalow boasting good size accommodation and superb views over the nature reserve to the coastal vistas beyond. The property benefits from double glazed windows, gas central heating, a contemporary fitted kitchen, modern shower room and two double bedrooms. Externally, the property further features off-road parking for two vehicles, gardens to the front and rear and a garage located in a block.

The property has the additional advantage of photovoltaic (PV) panels from which the current owner enjoys reduced electricity costs as well as an annual income of £600.00. We are informed by our vendor that the PV panels could generate a similar or increased income for a period of up to 15 years.

A double glazed entrance porch gives access into an inviting reception hallway with doors to all rooms. The lounge diner is spacious with triple aspect double glazed windows flooding the room with amazing natural light together with stunning elevated views over the surrounding country park onto the sea. The kitchen is fitted with a contemporary range of matching eye level and base units with contrasting worktop surfaces enhanced by integral appliances including a four ring gas hob, stainless steel extractor canopy and eye level double oven and grill as well as space for additional domestic appliances. A double glazed window and door to the rear overlook and lead in to a conservatory. The conservatory offers double glazed windows and doors with pleasant views of the rear garden.

Bedroom one is situated to the rear aspect with a large double glazed window overlooking the rear garden and further benefits from built-in wardrobes. Bedroom two is situated to the front aspect boasting a double glazed window with attractive elevated views. The shower room comprises a low-level WC, pedestal wash hand basin and independent double shower cubicle with complementary tiled walls and an opaque double glazed window.

Externally, the bungalow has the additional advantage of an off-road parking space for two vehicles to the front of the property. The front garden is mainly laid to lawn with a stepped pathway to the front door. A patio area at the top of the garden provides a perfect spot to enjoy the sea that can be seen over the nature reserve. The rear garden is also predominately laid to lawn but also offers two patio areas, in which to enjoy the garden at different times of the day. Two garden sheds provide useful storage and are included in the sale. A rear gate provides additional access to the rear garden and to the garage, located in a block.

Located in the ever-popular residential area of Preston, the property is within close proximity of Lodmoor Country Park. Overcombe beach is about 1/4 mile away. The property is nearby to local shops and amenities, along with regular and well serviced bus routes to and from Weymouth's Town Centre.

For further information, or to make an appointment to view, please contact Austin Estate Agents.

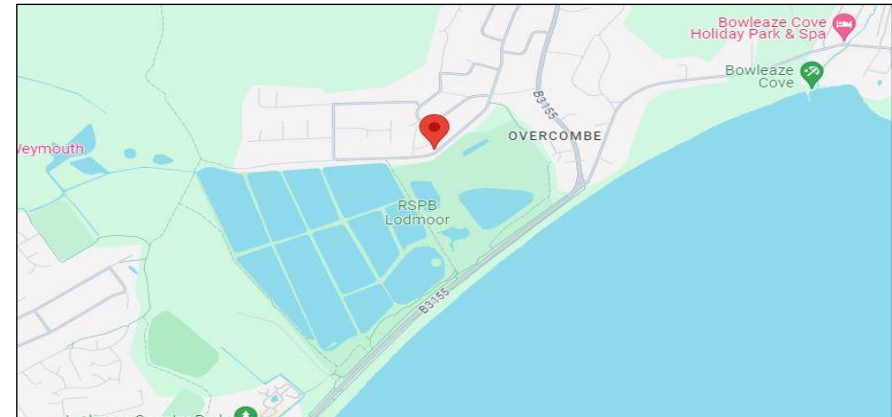




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: D TENURE: Freehold

Austin Estate Agents 📍 115 Dorchester Road, Weymouth, Dorset, DT4 7JY ☎ Phone: 01305 858470 🌐 www.austinpropertyservices.co.uk

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.