



AUSTIN
ESTATE AGENTS

Willow Crescent

Preston

Weymouth

Dorset

DT3 6DX

£360,000

SUMMARY

- Detached Bungalow
- Two Double Bedrooms
- Modern Fitted Kitchen
- Spacious Lounge / Diner
- Family & En-Suite Shower Rooms
- Double Glazing & Gas Central Heating
- Front Driveway & Carport
- Utility / Store Room (Former Garage)
- Rear Garden
- No Onward Chain





SUMMARY OF ACCOMMODATION

Entrance Porch 5' 5" x 9' 3" (1.65m x 2.83m)

Entrance Hallway

Lounge 14' 2" x 11' 3" (4.32m x 3.44m)

Kitchen 10' 6" x 7' 7" plus recess (3.19m x 2.30m plus recess)

Bedroom One 9' 11" x 13' 10" plus recess (3.02m x 4.22m plus recess)

En-Suite Shower Room 6' 5" x 4' 8" (1.95m x 1.41m)

Bedroom Two 10' 4" x 11' 5" (3.16m x 3.47m)

Shower Room 5' 3" x 6' 4" (1.61m x 1.92m)

OUTSIDE

Front Garden & Driveway

Rear Garden

Covered Carport

Utility / Store Room (Former Garage)



THE PROPERTY

We are pleased to offer to the market, with no onward chain, this detached bungalow, situated in the heart of the sought after location of Preston, only a short drive to the beach at Overcombe and Bowleaze Cove. This light and airy bungalow features two double bedrooms, spacious lounge / diner, modern fitted kitchen, en-suite shower room and main shower room with gas central heating and double glazing throughout. Externally, to the front of the bungalow is a hardstanding driveway, with double gates leading to a covered carport and utility / store room. The rear garden is a private area, predominately laid to lawn.

Access to the bungalow is gained via the double glazed entrance porch into the welcoming reception hallway with doors to the lounge / diner, kitchen, two bedrooms and shower room. The lounge / diner is a spacious room with a large double glazed window to the front aspect, overlooking the front garden with a feature fireplace to the centre of the room. The kitchen benefits from a range of eye level and base storage cupboards, integral halogen hob, electric oven and stainless steel extractor canopy with space and plumbing for additional domestic appliances including a slimline dishwasher, washing machine and fridge freezer. A double glazed side aspect window provides natural light and a door leads to the covered carport area.

Bedroom one is bright double bedroom with dual aspect windows enjoying pleasant views of the rear garden. This room has the further advantage of a modern en-suite shower room comprising an independent double shower cubicle, pedestal wash hand basin and low level WC with opaque side aspect window and heated towel rail. Bedroom two is a further double room, also enjoying rear aspect views out onto the private rear garden. Completing the accommodation is a modern fitted shower room, comprising a shower cubicle, pedestal wash hand basin and WC.

Our vendor informs us that within the boarded loft space there are two good sized rooms. There are windows at both ends of the bungalow enjoying far reaching views of the hills and fields within the surrounding area. The loft is accessed via a fold down ladder.

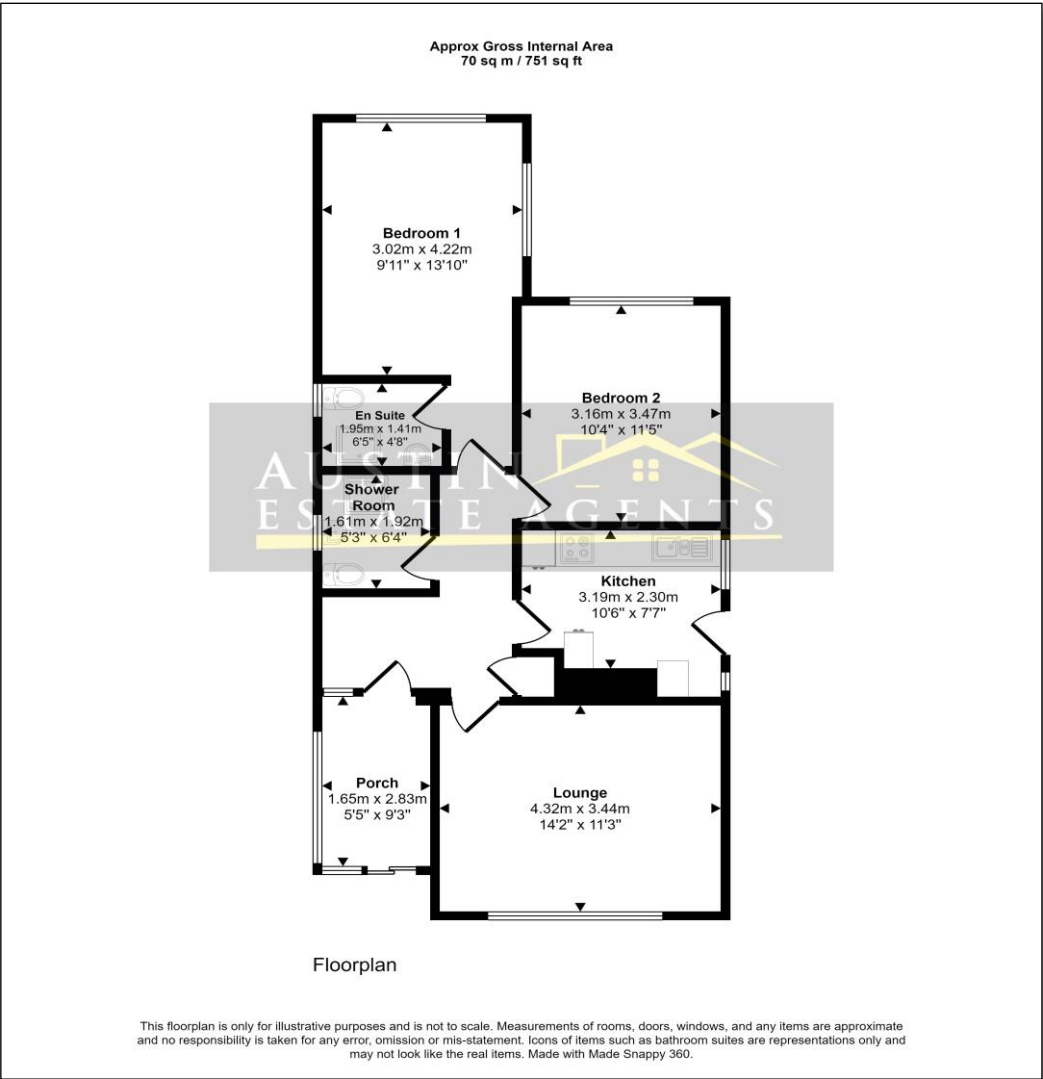
Externally, to the front of the property, is a planted garden area with the remainder laid to block paving creating a driveway for multiple vehicles. Double wooden gates lead to a covered carport providing further off road parking and leading to a former garage which is now used as a utility room and store room. Additional access to the rear garden is gained from here. The rear garden is predominately laid to lawn with pleasantly planted borders.

This wonderful bungalow is situated within the heart of the popular location of Preston. This area enjoys many local amenities including convenience stores, public houses, restaurants, a delicatessen, hairdressers, chemists and doctors surgery. There is a regular bus service into Weymouth and surrounding areas. The beautiful beaches at Overcombe and Bowleaze are a short drive away.

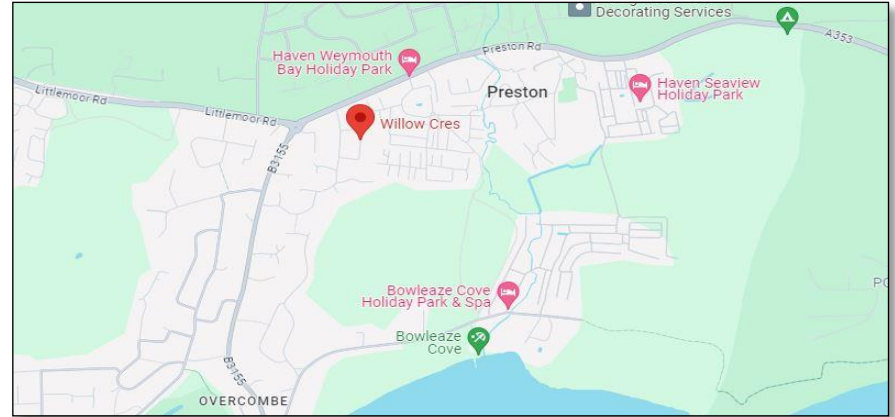
For further information, or to make an appointment to view, please contact Austin Estate Agents.



FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: D

TENURE: Freehold

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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.