



AUSTIN 
ESTATE AGENTS

Coombe Valley Road

Preston

Weymouth

Dorset

DT3 6NH

£500,000

SUMMARY

- Detached Bungalow
- Three Double Bedrooms
- Two Receptions
- Fitted Kitchen & Separate Utility Room
- Shower Room, En-Suite Shower Room & Additional WC
- Double Glazing & Gas Central Heating
- Front Driveway
- Low Maintenance Rear Garden
- Double Garage
- No Onward Chain



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SUMMARY OF ACCOMMODATION

Entrance Porch

Entrance Hallway

Lounge 15' 7" x 16' 2" (4.74m x 4.94m)

Dining Room 15' 11" x 9' 9" (4.85m x 2.96m)

WC 6' 9" x 3' 5" (2.05m x 1.03m)

Inner Hallway

Kitchen 11' 9" x 7' 3" (3.59m x 2.22m)

Utility Room 10' 1" x 7' 4" (3.07m x 2.23m)

Bedroom One 10' 4" x 11' 3" (3.15m x 3.44m)

En Suite Shower Room 6' 11" x 2' 4" (2.10m x 0.70m)

Bedroom Two 9' 7" x 11' 5" (2.92m x 3.49m)

Study / Bedroom Three 10' 2" x 11' 4" (3.11m x 3.45m)

OUTSIDE

Double Garage 15' 11" x 15' 9" (4.85m x 4.81m)

Front Driveway

Side & Rear Gardens



THE PROPERTY

We are delighted to offer for sale this substantial detached bungalow situated in the highly regarded area of Coombe Valley Road in Preston. The bungalow, which comes to the market with no onward chain, enjoys three double bedrooms, two reception rooms, fitted kitchen, separate utility room, family shower room, en-suite shower room and additional WC with double glazing and gas central heating throughout. Externally, the property hosts a driveway, a double garage and two low maintenance gardens to the side and rear.

From the entrance porch, access is gained the reception hallway, hosting doors to the lounge, WC and integral double garage. The spacious lounge is flooded with natural light from two double glazed front aspect windows and features a striking stone wall with an archway natural flowing into the dining room, which enjoys a set of patio doors giving access to the side garden of the property. From the dining room, access is gained to an inner hallway where the rest of the accommodation is located.

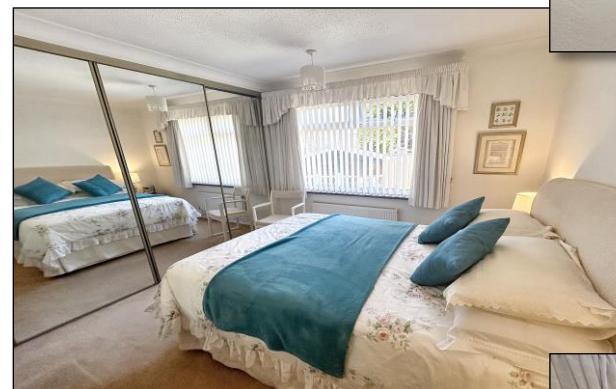
The fitted kitchen enjoys a good selection of eye level and base units enhanced by integral appliances including electric hob, eye level oven and dishwasher. A separate utility room houses further matching storage cupboards as well as space and plumbing for a washing machine as well as additional domestic appliances.

The three double bedrooms are situated to the rear of the property, all being fitted with built in furniture. Bedroom one has the additional benefit of an en-suite shower room with WC, wash hand basin and shower cubicle. Completing the accommodation is the main shower room comprising a double shower cubicle, wash hand basin, WC and bidet.

Externally to the front of the property is a driveway leading to a double garage with power, light and a personal door into the main residence. There are two low maintenance gardens to the side and rear which are predominantly laid to paving with planted borders.

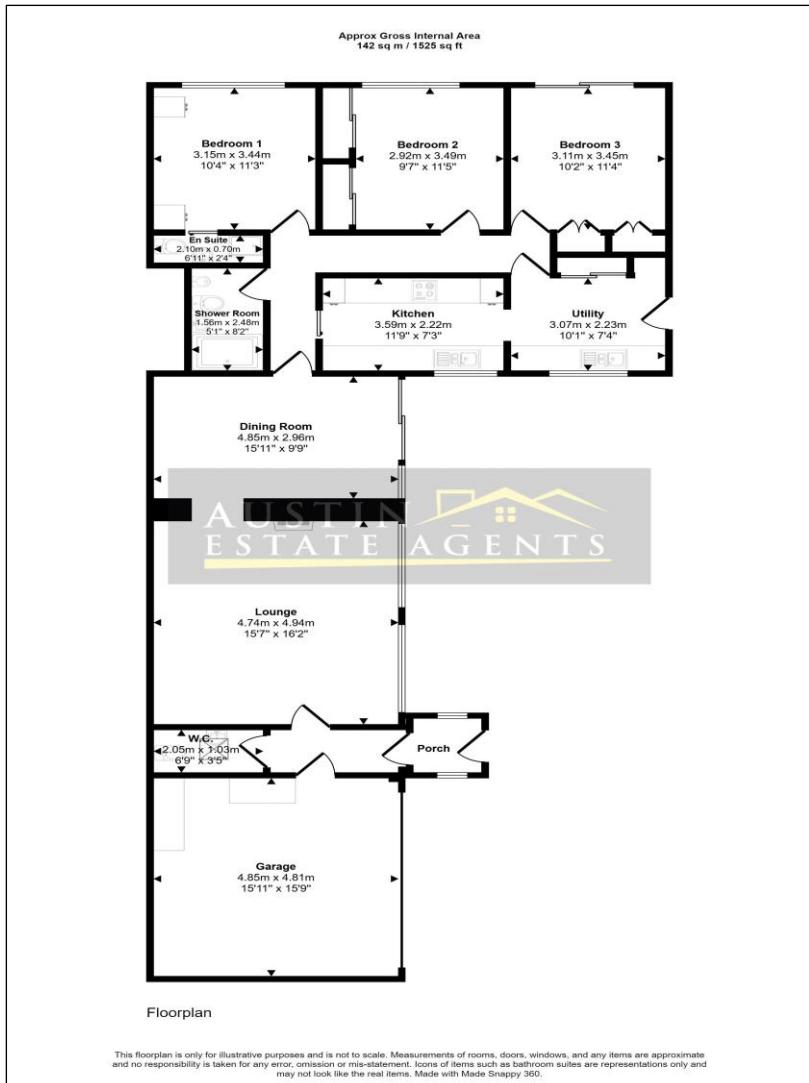
The property is location in Preston, which enjoys many local amenities including with convenience stores, public houses, restaurants, a delicatessen, hairdressers, chemists and doctors' surgery. There is a regular bus service into Weymouth and surrounding areas. Many countryside walks can be enjoyed within close proximity to the property. The South West Coastal path is accessed via the beach at Overcombe, a short drive away.

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

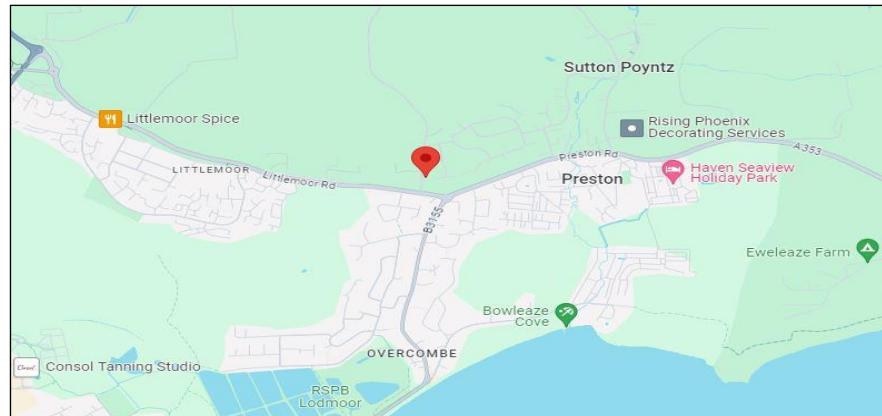




FLOORPLAN:



LOCATION:



EPC:



COUNCIL TAX RATING: E

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.