



Bowleaze Coveaway | Preston | Weymouth | DT3 6PL

Guide Price £635,000

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This executive three double bedroom apartment on the prestigious Bowleaze Coveway in Preston. Offering wonderful far-reaching sea & coastal views this apartment would make an ideal retirement move or additional home. Completed in 2010, this apartment offers spacious accommodation including living/dining room with direct views and large patio doors opening to the generous sized enclosed terrace, separate modern kitchen, three double bedrooms (two with full en-suite bathrooms), main bathroom and plenty of built-in storage & wardrobes. Externally, the communal gardens are beautifully maintained, there is a sheltered rear private terrace accessed from two of the bedrooms, two parking spaces (one being in the gated garage area), an additional store with power & light and communal cycle store.

- Executive Coastal Apartment
- Three Double Bedrooms
- Additional Shower Room
- Secure Gated Undercroft Parking
- Beautiful Communal Gardens
- Spacious & Beautifully Presented Through-out
- Two Full En-suite Bathrooms
- Large Private Terrace with Superb Views
- Further Allocated Parking
- Rarely Available Gated Development

Full Description Accommodation

Entrance to this modern development is via a few steps, or gated ramp access leading to the secure communal front door, opening into the well kept communal hallway. This apartment can be found on the ground floor of this block of just five stylish apartments. On entering the apartment you are welcomed by a spacious entrance hall, there is access to an airing and several storage cupboards along with doors to all the following accommodation.

Double doors with glazed insets open into the spacious living/dining room, this room is an impressive size yet your eye is immediately drawn to the large sliding patio doors and the



Set in the prestigious Bowleaze Coveaway in Preston with the most wonderful, far-reaching sea & coastal views



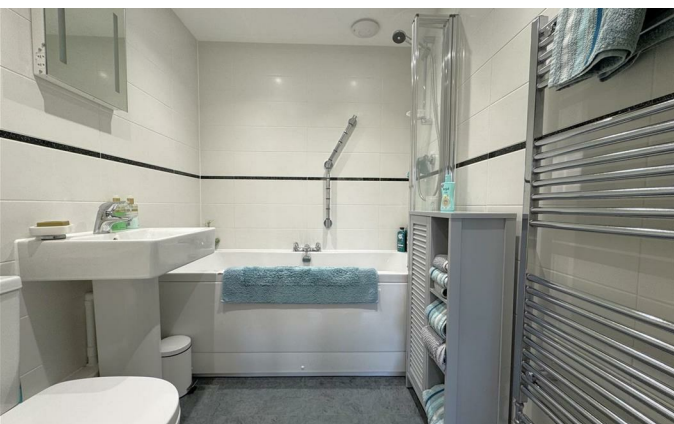
most wonderful vista overlooking the green of Bowleaze Coveaway and superb far-reach sea & coastal views beyond. There is plenty of space for a living area & dining furniture in this room, all with the most wonderful backdrop of this stunning setting. From this room is access into the kitchen, offering a range of matt finish wall and base units, there is a built-in fridge/freezer, dishwasher, oven, microwave oven and hob along with space and plumbing for a washing machine.

Returning to the hallway and heading to the rear of the apartment, there is access into the master suite. This spacious room offers two large built-in wardrobes and ample space for furniture. There is an attractive corner window and large sliding patio doors providing light and direct access onto the sheltered private rear terrace. The master en-suite is fully tiled and offers a suite comprising of a bath with shower and screen, low level WC and wash hand basin.

The adjacent bedroom two is also a spacious double bedroom with large built-in wardrobe and further large patio doors also opening onto the rear terrace with views over the well-kept communal gardens. There is another full en-suite bathroom which is also fully tiled and comprises of a bath with shower and screen, low level WC and wash hand basin. Bedroom three, with side aspect window, is being used as a study by the current owner but would also make an excellent sized double bedroom with built-in wardrobe and storage. The adjacent shower room is accessed via the hallway and offers a large shower cubicle, low level WC and wash hand basin with vanity storage.

Outside

Set in a wonderful sized and well maintained plot, this small development offers executive apartments with electric front gates and block paved driveway, there is one allocated parking space for the apartment along with a visitors space in this area. The driveway leads to an undercroft garage area accessed via an electric gate with a further generous sized allocated parking space. From the garage area there are doors leading through to the locked store area, one for each apartment with power & light and providing external storage from the property. From the lower ground floor is a lift to all floors. External access to the apartments is via a few steps or gated block paved ramp access. The apartment itself offers both front and rear private terraces, the front terrace can be accessed via the patio doors in the living room and there is also a gate from the terrace giving access to the front and rear of the development. The terrace is laid to



composite decking with a glass surround, the perfect spot to sit and enjoy the beautiful sea views. There is plenty of space for garden furniture and entertaining.

The rear terrace is accessed via the patio doors from the master bedroom and bedroom two and is also laid to composite decking, this spacious terrace gives you a more sheltered spot to sit and enjoy the views and also gives direct access into the communal gardens. The communal gardens are beautifully maintained with manicured lawn areas and pretty flower and shrub borders. A block paved path leads to the rear of the plot with a large patio area for communal use and communal store for gardening tools.

Location

Located in the highly desirable Bowleaze Cove way with access to Overcombe beach and the beach café, this is a popular spot for watersport activities. Perfectly positioned for convenient access to Weymouth's main beach and a casual walk away from the town centre, which has a good range of high street names and quirky boutiques in the adjacent lanes as well as pubs, restaurants and cafes. There is easy access to the South West Coastal path to enjoy scenic walks along the Jurassic coast.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band E.

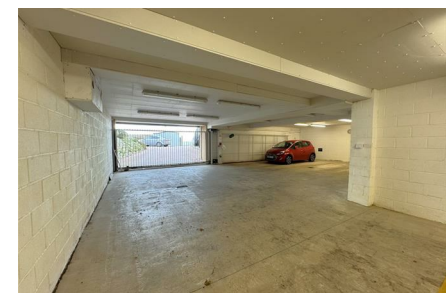
Services: - Gas central heating. Mains electric & drainage.

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Spacious
apartment living
with three double
bedrooms (two
with full en-suite
bathrooms) and
private front & rear
terraced areas





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
1174 sq.ft. (109.1 sq.m.) approx.



TOTAL FLOOR AREA: 1174 sq.ft. (109.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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