



Wyke Oliver Road | Preston | Weymouth | DT3 6BW

Offers Over £450,000

BEAUMONT  JONES

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Set within an impressive plot in the highly sought-after area of Preston, this attractive and spacious two-bedroom detached bungalow offers an exciting opportunity for those seeking space, privacy and potential. Tucked away in a peaceful position, the property enjoys a substantial driveway approach and ample outside space, making it ideal for those who value both convenience and tranquillity. Perfectly positioned within easy reach of local amenities, scenic countryside walks and Weymouth's stunning coastline, this home combines a spacious setting with excellent lifestyle appeal.

- Spacious Detached Bungalow
- In Need of Modernisation
- Large Tandem Garage with Rear Pedestrian Access
- Impressive Plot & Mature Garden
- Scope to Extend (Subject to the Necessary Consent)
- Located in a Level Area of Preston

Full Description

Accommodation

Inside, the accommodation is well-proportioned throughout, with access via the front door into the entrance porch with further door opening into the spacious dining hall. There is original parquet flooring offering a lovely character feel, front aspect window providing natural light and doors to all rooms. The bright dual-aspect sitting room, runs the width of the property with front box bay window overlooking the front aspect and doors opening into the sun room. The kitchen overlooks the garden and has a range of fitted units, there is



Sought-after setting in Preston set in an enviable plot



space for an oven, under counter fridge and freezer. There is access from the kitchen and sitting room into the sun room with sliding doors and further access into the garden. The master bedroom is a lovely sized double bedroom with views over the rear garden and built-in wardrobes. Bedroom two is another excellent sized double bedroom with further built-in wardrobes and front aspect window. The family bathroom is a generous size and adjacent to the master bedroom, the suite currently consists of a wash hand basin with vanity storage, bath with shower over and a low level WC. There is excellent potential to reconfigure or extend (subject to planning) to make the most of the large footprint and the open surroundings.

Outside

The property is approached via a wide sweeping driveway providing ample off-road parking and a generous sense of space on arrival. Outside, the gardens and grounds are a real highlight, there is a spacious terrace abutting the rear of the property offering space for garden furniture. The rear garden offers plenty of room for outdoor entertaining, landscaping, or even future development potential of the current property. There is a beautiful magnolia tree as a centre piece in the garden accompanied by further mature trees and shrubs. The remainder of the garden is laid to lawn and has a useful workshop for storing garden equipment. The garage is a large tandem garage with power and light, up and over door and rear pedestrian access.

Location

The property is located within the prestigious location of Preston. Preston represents one of the most sought-after residential areas of Weymouth and is well served by local amenities at nearby Chalbury Corner with its delicatessen,



pharmacy and doctors' surgery. Also close to hand is the local florist, post office and convenience store on the corner of Preston Beach Road which is a short stroll away. There are well-regarded cafes on the beach edge at Overcombe in addition to beautiful walks at the nearby Nature Reserve and Jurassic coastal paths. Well regarded schools are close by.

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

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

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

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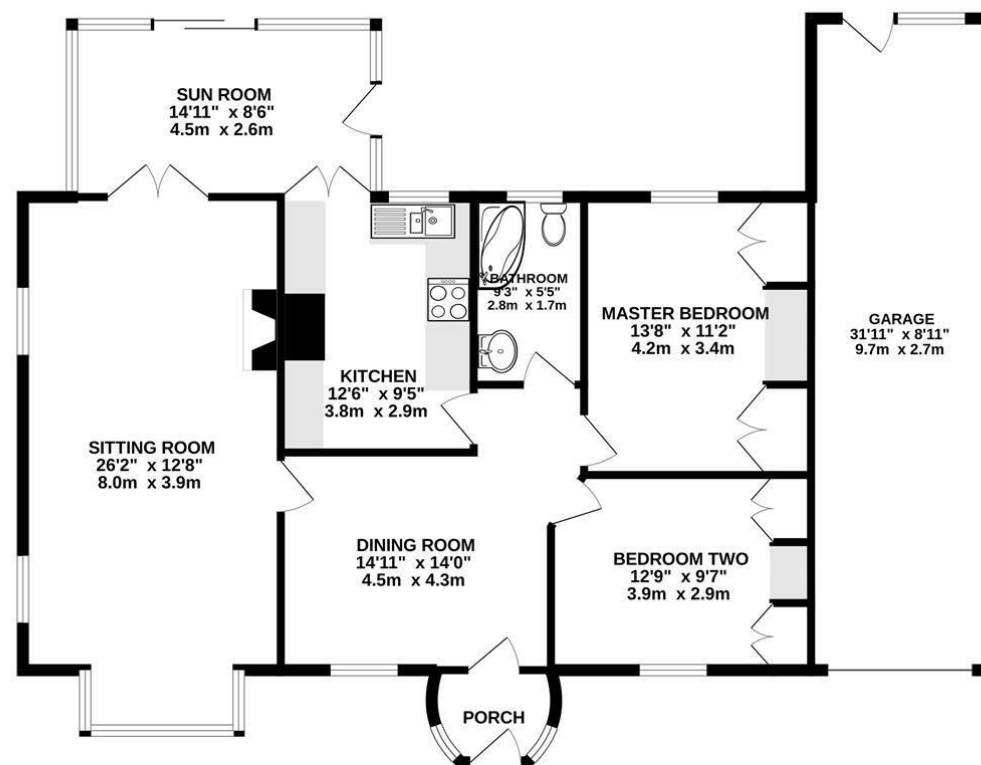
In need of
modernisation yet
scope to extend
and adapt



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	

We value more than your property

GROUND FLOOR 1346 sq.ft. (125.0 sq.m.) approx.



TOTAL FLOOR AREA: 1346 sq.ft. (125.0 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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