



Connells

Budmouth Avenue
Weymouth



Property Description

Set in an elevated and highly desirable position within Preston, this well presented detached bungalow enjoys panoramic sea views over Lodmoor, Weymouth Bay & Weymouth Esplanade is offered for sale with no onward chain.

The accommodation is spacious throughout, with a generous living room which is arguably the best position for the breathtaking sea views over Weymouth Bay. The kitchen/breakfast room is well presented and equipped, with a good range of both wall and base units under worktops which incorporates domestic appliances and a breakfast bar. Patio doors from the kitchen open into a conservatory overlooking the well maintained garden.

The bungalow offers versatile living with two receptions, three bedrooms with a master en suite. The family bathroom features a bath, large walk in shower cubicle, hand wash basin inset into vanity unit and w/c.

To the front are two driveways providing off road parking and access to the garage. A pathway leads up and around a few steps to the front door, with the second providing level access to the front door of the property.

The rear garden is a private space. There is a patio abutting the conservatory and rear of the property, an area of lawn sits in the centre of the garden surrounded by planting, shrubbery and small trees with a further raised patio at the rear perfect position for Weymouth's annual fireworks display. The garden is bordered by hedging and small trees.

Entrance

Glazed upvc door leading into: -

Entrance Porch

Side aspect double glazed window. Door into utility room.

Entrance Hall

Wall mounted radiator. Telephone socket. Carpeted. Large storage cupboards, one housing the wall mounted boiler.

Bedroom One

17' 2" x 11' 5" (5.23m x 3.48m)

Front aspect double glazed window which enjoys views toward The White Horse and surrounding countryside. Double wardrobes. Wall mounted radiator. Loft access.

En Suite

Suite comprising shower unit, low level WC and wash hand basin. Vanity unit. Wooden style flooring. Extractor fan. Velux window. Electric shaver point.

Bedroom Two

13' x 11' 7" (3.96m x 3.53m)

Front aspect double glazed window. Two double deep wardrobes with ample storage. Carpeted. Coving. Wall mounted radiator.

Bathroom

Suite comprising panelled bath, walk in shower unit, low level WC, vanity unit with lighting and wash hand basin. Spot lighting. Ceramic flooring. Velux window. Wall mounted radiator. Wall mounted heater.

Lounge

20' 4" x 18' 1" (6.20m x 5.51m)

Feature double glazed window of a South Easterly aspect which enjoys elevated sea views. Two wall mounted radiators. Coving. Electric fireplace. Television point. Rear South Westerly aspect patio doors providing access to the garden.

Bedroom Three/ Study

16' 7" x 8' 3" (5.05m x 2.51m)

Front aspect double glazed window. Side aspect double glazed window which enjoys sea views of Weymouth Bay. Wall mounted radiator. Understairs storage. Wall mounted consumer unit.

Dining Room

10' 5" x 15' 6" (3.17m x 4.72m)

Feature side double glazed window of a South Easterly aspect which enjoys elevated sea views. Rear aspect double glazed patio doors providing access into the conservatory. Opening into: -

Kitchen

13' 5" x 6' 7" (4.09m x 2.01m)

Rear aspect double glazed window which enjoys views towards Weymouth Esplanade & Nothe Fort. Fitted kitchen with a range of wall and base units with worksurfaces over. Bosch gas four ring hob and oven with extractor hood over. Inset stainless steel sink and drainer. Tiling. Breakfast bar area.

Conservatory

11' 6" x 8' 3" (3.51m x 2.51m)

Triple aspect upvc construction which enjoys pleasant views over the garden & towards Weymouth Bay. Side aspect double glazed french doors providing access to the patio area. Wooden style flooring.

Utility Room

9' 6" x 6' 9" (2.90m x 2.06m)

Fully fitted kitchen with wall and base units with worksurfaces over. Inset sink. Space and plumbing for a washing machine. Space and plumbing for a tumble dryer. Space for a fridge freezer. Door leading into the entrance porch.

Outside

South Westerly Rear Garden

Initial patio area which enjoys stunning view towards Weymouth Bay & towards Bowleaze. Mature landscaped stone walled garden of a South Westerly aspect with a variety of planting and shrubs which welcomes view towards Weymouth Esplanade, Nothe Fort & Portland Marina. Water supply. Second raised patio area positioned under the kitchen window, which is the perfect location for Weymouth's summer weekly seasonal firework displays. Secluded final section with a garden potting shed.

Double Garage

16' 3" x 15' 6" (4.95m x 4.72m)

Electric door. Power and lighting. Ample shelving and storage.

Two Driveways

Ample parking for multiple vehicles.

Solar Panels

Which are owned by the vendors.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: B

Tenure: Freehold

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