



**Connells**

Overcombe House Preston Road  
Weymouth



### Property Description

A two bedroom ground floor flat a 'stones throw' from the beach at Overcombe.

The property includes a fitted kitchen with integrated appliances, fully tiled shower room, re-plastered ceilings, white panel internal doors, recessed downlighting, carpets and decoration. The property further benefits from gas fired central heating, UPVC double glazing, garage and parking space.

Situated only yards from the beach at Overcombe and the Lodmoor nature reserve, the property is well served by local convenience store, Post Office, cafe/bistro, public house and regular bus services all within close proximity.

### Entrance Porch

Double glazed upvc door. Side aspect double glazed window. Glazed wooden door into: -

### Entrance Hall

Carpeted, skirt boarding, coving, inset spot lighting, wall mounted radiator and storage cupboard with hanging rail.

### Lounge

16' 1" x 11' 9" (4.90m x 3.58m)  
Front aspect double glazed bay window, television point, coving and skirt boarding.

### Kitchen/ Breakfast Room

11' 9" x 10' 3" (3.58m x 3.12m)  
Rear aspect window with views over countryside, newly fitted kitchen with a range of units with drawers and cupboards under roll top work surfaces. Integrated dishwasher, washing machine, fridge and freezer. Built-under electric double oven with four burner gas hob over and cooker hood above. Tiled splashbacks to work surfaces. Radiator with thermostatic valve. Ceramic tiled floor. Inset spot lighting. Wall mounted gas combi boiler for hot water and central heating.

### Bedroom One

12' 10" x 10' 6" (3.91m x 3.20m)  
Front and side aspect double glazed window, wall mounted radiator, electrical points, carpeted and skirt boarding.

### **Bedroom Two**

12' 10" x 8' 8" (3.91m x 2.64m)

Front aspect window with views over front garden and towards Bowleaze Cove way, radiator, carpeted and electrical points.

### **Shower Room**

Fully tiled walls. Twin windows to side. Newly fitted white suite with walk-in shower and electric shower, pedestal wash basin and close-coupled WC. Striplight and shaver point. Spotlights. Ceramic tiled floor.

### **Outside**

The property occupies communal gardens with attractive formal lawns and raised planting to the front. Driveways to either side of the property lead to:

### **Communal Gardens**

### **Garage**

20' 9" x 9' 5" (6.32m x 2.87m)

Up and over door.

### **Allocated Parking**

Allocated to the rear of the property.

### **Lease Length & Charges**

The vendor has informed us that the property has a 999 year lease from January 1982. The annual service charge is £780.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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