

**DIRECT**



**MOVES**



## **Melstock Avenue** , Weymouth DT3 6JX

- Detached bungalow
  - Lounge/diner
  - Own driveway
  - No forward chain
  - Close to beach
- Two bedrooms
- Generous plot
  - Garage
  - Preston
- Sought after location

**Offers Over £310,000 Freehold**





## Location

### Location

Melstock Avenue is a quiet road consisting mainly of detached bungalows situated within one of Weymouth's most popular spots renowned for its relaxed living and its close proximity to many of Weymouth's popular beaches at Bowleaze Cove, Preston and Overcombe, popular amongst water sport lovers and sea swimming enthusiasts. There are a network of picturesque coastal walks along the Jurassic Coast leading to Ringstead Bay, Durdle Door and Lulworth Cove.

There are wide selection of amenities nearby including: post office/general store, public house, popular cafe, Chalbury food and wine store, Preston Road Surgery and off-license.

Weymouth town centre is within easy reach providing a scenic seaside experience with its charming beaches, bustling harbour and an abundance of boutique shops, cafes and restaurants.

### Entrance

Via side aspect door leading to hallway



### Hallway

Cupboard housing meters, wall mounted radiator, large built-in cupboard with shelving and combination Worcester boiler, door leading to shower room, doors leading to bedrooms, door leading to lounge/diner.

### Lounge/Diner

12'5" x 18'0"

Large rear aspect double glazed window overlooking garden, side aspect double glazed window, power points, fireplace with tiled surround, door leading to kitchen.

### Kitchen

7'10" x 8'10"

Rear aspect room with double glazed window overlooking rear garden, double glazed side aspect window and double glazed door leading to the side of property with access to garden range of eye and base level units with work surfaces, stainless still sink with drainer board, electric hob with extractor fan over, partially tiled throughout, space for white goods, eye level oven.

### Bedroom one

13'1" x 10'2"

Front aspect room with large double glazed window overlooking front garden, built-in wardrobes with sliding doors and hanging rails, wall mounted radiator, ceiling light.

### Bedroom two

7'2" x 8'10"

Front aspect room with double glazed

window overlooking front garden, wall mounted radiator, built in wardrobe with hanging rails and sliding doors.

### Shower room

Side aspect with obscured double glazed window, mostly tiled throughout with shower, wash hand basin, low level WC, wall mounted radiator.

### Front of property & parking

Mostly laid to lawn with flower borders, pathway leading to main entrance, own driveway in front of garage.

### Garage

Up and over door, power and lighting.

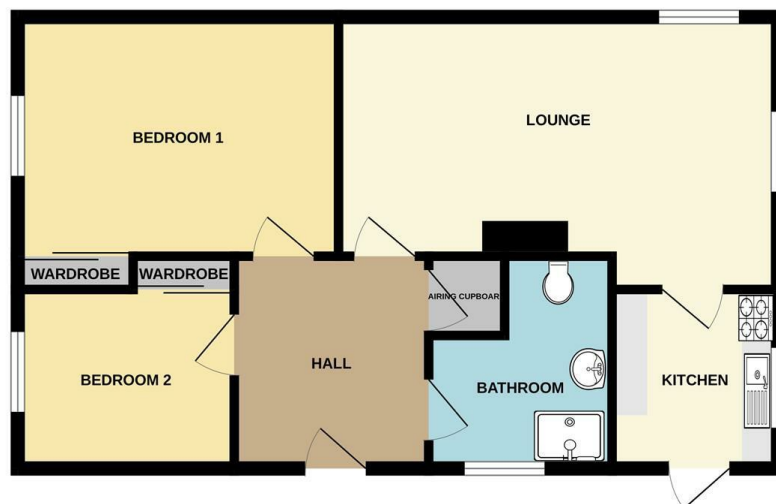
### Rear garden

Fully fence enclosed, laid to lawn, space for greenhouse, space for sheds.



Local Authority  
Council Tax Band D  
EPC Rating

## GROUND FLOOR



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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