



Instinct Guides You



Moorcombe Drive, Preston, Weymouth Guide Price £600,000

- Annex*
- Three/Four Double Bedrooms
- South Facing Garden
- Two Bathrooms & Additional Shower
- Large Corner Plot
- Garage & Workshop
- Ample Off Road Parking
- Beautifully Presented
- Utility Room
- Preston



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A spacious individually designed contemporary bungalow with ANNEX*, offering a VERSATILE layout, perfect for a large MULTI FAMILY set within a secluded level corner plot in the popular location of PRESTON. The property boasts TWO BATHROOMS, ENSUITE, GARAGE & WORKSHOP, ample OFF ROAD PARKING & SOUTHERLY FACING GARDEN, ticking all boxes in your search for the perfect family home.

Stepping inside, a welcoming entrance hall greets you and guides you to one of the bathrooms, two bedrooms & through double doors into the large lounge flowing nicely into the rest of the accommodation. The lounge certainly has the wow factor being a fantastic size with ample space for dining table & chairs & a variety of furniture. The kitchen is modern in style with a breakfast island, offering a wide range of eye and base level units with built in appliances & plenty of work surface. Flowing nicely to the rear is the fabulous breakfast room, bathed in light which houses the utility room with space for washing machine & dryer whilst French doors open out to the rear garden. A plethora of windows throughout the home creates a bright and airy feel.

A further kitchen area initiates the Annex leading to the second bathroom, bedroom & lounge/bedroom, with double French doors out to the garden. This space can be utilised as an entirely separate living quarters or combined. All three/four bedrooms benefit plenty of built in storage, with the middle bedroom boasting a shower & separate W.C. Finishing off the internal blueprint is a study area in the middle of the home which has a glass dome allowing copious amounts of natural light to flood the space, creating a great place to relax & enjoy.

The private southerly garden is fairly low maintenance, made up of decking, small lawn and paving, with small trees & shrubs bordering the rear fence. Access to the garage & workshop is found from here. To the front a double entrance driveway provides vast amounts of parking and a gated drive to the side.



Room Dimensions

Sitting Room 19'7" x 19'5" (5.98 x 5.94)

Kitchen 14'8" x 13'3" (4.49 x 4.04)

Breakfast Room 14'8" max x 13'4" (4.49 max x 4.07)

Utility Room

Study 7'10" x 7'6" (2.39 x 2.29)

Bedroom One 15'11" > 12'1" x 10'0" (4.87 > 3.7 x 3.06)

Ensuite

Bedroom Two 12'1" x 11'9" (3.7 x 3.6)

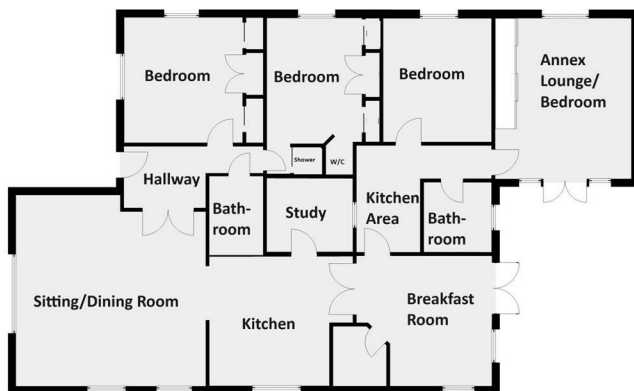
Annex

This has a separate council tax band A

Kitchen Area 8'6" x 6'6" (2.61 x 1.99)

Lounge/Bedroom 15'11" x 13'11" max (4.87 x 4.26 max)

Bedroom 11'10" x 11'10" (3.63 x 3.61)



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	65

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.