



Instinct Guides You



## Melstock Avenue, Weymouth Guide Price £450,000

- Extended Accommodation
- Two Double Bedroom
- Study
- Garage & Driveway
- Level Plot
- Close To Beach & Amenities
- Attractive Gardens
- Popular location



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A well presented EXTENDED two double bedroom DETACHED BUNGALOW with spacious OPEN PLAN GARDEN ROOM positioned on a LEVEL PLOT in the SOUGHT AFTER location of PRESTON, close by to many amenities such as Doctors Surgery, Bus Route & within close proximity to the BEACH whilst offering a level walk into the town centre.

Entering into the property, the front porch offers space for shoes and coats whilst a door leads into the accommodation comprising entrance hallway, lounge/diner, garden/sitting room, study, two bedrooms, kitchen and bathroom.

The spacious lounge/diner stretches the length of the property opening into a fabulous extended garden/sitting room with vaulted ceiling, creating an amazing living space. This open plan area wraps around into a useful study room with double doors leading out from the garden room to the garden.

The kitchen offers a selection of eye and base level units with some integrated appliances and space for white goods with access to the rear.

The two bedroom are both double rooms offering space for furnishings with a modern bathroom suit comprising fitted shower cubicle, wc and wash hand basin which finishes the accommodation.

The rear garden offers excellent privacy due to its position with the only buildings surrounding being other bungalows. There are a range of established flowers and planting with fences surrounding along with a well maintained lawned garden and patio area to enjoy the seclusion.

The front has an attractive low maintenance theme setting the property back from the road with a driveway leading to a garage with power and light.



## Room Dimensions

Lounge/Diner 20'10" x 10'11" max (6.36 x 3.34 max)

Garden/Sitting Room 16'10" x 9'2" (5.15 x 2.8)

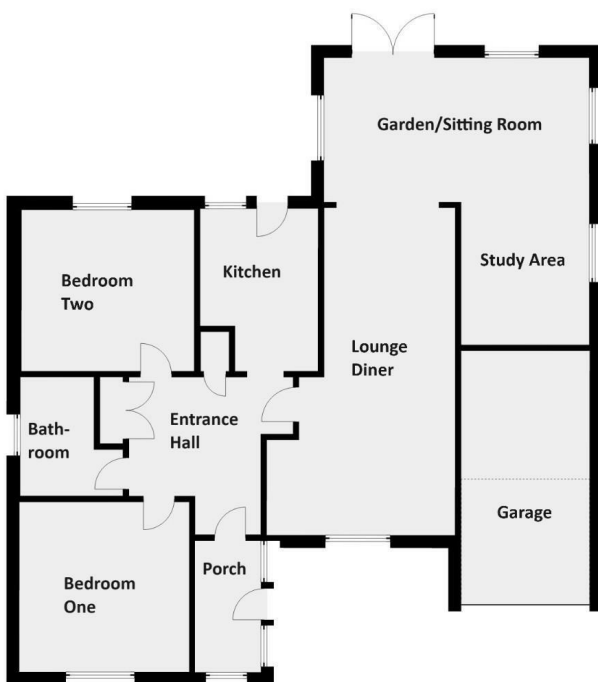
Study Area 9'1" x 7'5" (2.78 x 2.28)

Kitchen 10'1" x 6'10" (3.08 x 2.1)

Bedroom One 10'9" x 10'9" (3.3 x 3.3)

Bedroom Two 10'11" x 10'3" (3.35 x 3.13)

Garage 15'10" x 7'11" plus recess (4.84 x 2.42 plus recess)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.