



Instinct Guides You



Coombe Valley Road, Preston, Weymouth £510,000

- No Onward Chain
- Coombe Valley Road
- Double Garage
- Two Reception Rooms
- Two Bathrooms
- Utility Room
- Spacious Accommodation
- Close To Amenities



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



This well-presented, SPACIOUS bungalow features THREE DOUBLE BEDROOMS, a DOUBLE GARAGE, an EN-SUITE, a UTILITY ROOM, and TWO RECEPTION ROOMS, all situated on a LEVEL PLOT along the popular Coombe Valley Road in Preston. The property's desirable location on Coombe Valley Road places it near a variety of amenities, including shops, a doctor's surgery, a bus route connecting Weymouth and Dorchester, and picturesque countryside walks.

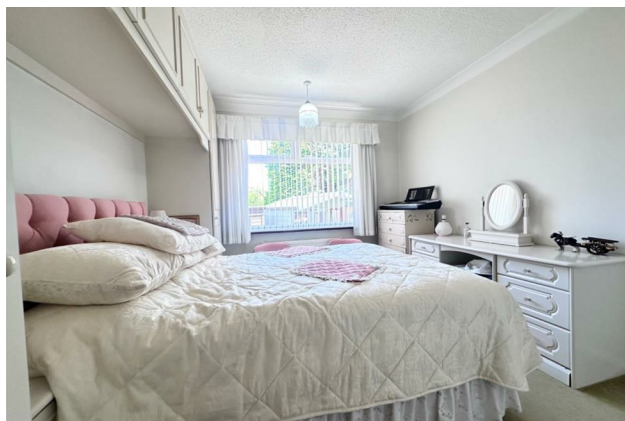
The interior space is impressively large, providing a versatile layout ideal for comfortable living. The entrance hallway leads to the cloakroom and double garage. The spacious living room benefits ample space for furnishings boasting a feature stone wall and an archway to the dining room. The dining area features patio doors, ensuring easy access to the outdoors and plenty of room for an array of furnishings.

The kitchen is equipped with a good selection of eye and base level units with built in appliances along with a useful utility room with door to the side for additional access.

All three bedrooms are comfortable doubles, one benefiting an ensuite and all with built-in or fitted wardrobes. Bedroom three is currently arranged as an study with patio doors to the rear garden creating a comfortable versatile room. The family bathroom boasts a large double shower cubicle, a hand wash basin, and a W/C.

This splendid bungalow is further enhanced by double glazing, gas-fired central heating, and convenient integral access to a double garage. A spacious driveway allows for ample off-road parking and leads to the double garage, complete with power and lighting.

The gardens are designed with low maintenance in mind with a paved patio to the rear offering some privacy with additional side garden accessed from the dining room, perfect for alfresco dining.



Room Dimensions

Lounge 16'5" x 15'10" (5.02 x 4.85)

Dining Room 15'9" x 9'10" (4.82 x 3.01)

Kitchen 11'9" x 7'2" (3.59 x 2.19)

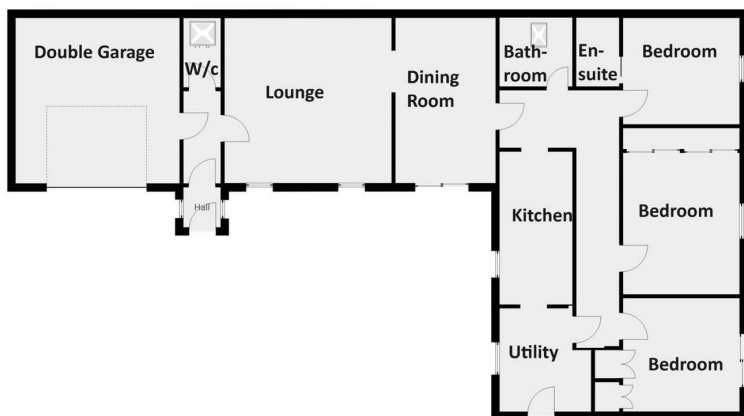
Utility Room 10'2" x 7'3" plus recess (3.11 x 2.22 plus recess)

Bedroom One 11'7" x 11'5" (3.54 x 3.48)

Bedroom Two 11'5" x 10'5" (3.5 x 3.2)

Bedroom Three 11'5" x 10'2" (3.48 x 3.12)

Double Garage 16'4" x 16'2" (4.98 x 4.93)



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	

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.