



Instinct Guides You



## Overcombe Drive, Weymouth £475,000

- Four Bedroom Detached Home
- Overcombe, Preston
- Double Garage
- Countryside Views
- Driveway
- Moments From Bowleaze Coveway
- Beautifully Presented Throughout
- Conservatory



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This spacious FOUR BEDROOM DETACHED home is positioned in the popular location of OVERCOMBE in PRESTON. The property boasts a DOUBLE GARAGE, DRIVEWAY, CONSERVATORY and stunning COUNTRYSIDE VIEWS. Just a short walk from Bowleaze Cove way and local amenities, this home is perfectly suited for families or anyone seeking a relaxed lifestyle within easy reach of coastal walks and essential services.

The ground floor offers a spacious and modern layout, featuring a large kitchen/diner, contemporary kitchen, conservatory, and a W/C. The kitchen is situated at the rear of the property and boasts picturesque views over the surrounding countryside. It is well-equipped with ample storage and built-in appliances. The lounge/diner serves as the heart of the home, offering generous space for a variety of furnishings. A sliding glass door leads into the conservatory, which in turn provides access to the rear garden through patio doors. Completing the ground floor are a convenient W/C and a built-in storage cupboard.

The first floor offers three spacious double bedrooms and a generously sized single bedroom, perfect for use as a home office if desired. Bedrooms one, two, and three comfortably accommodate double beds and additional furniture, making them ideal for family living. Bedroom four is a well-proportioned single, offering versatility as either a bedroom or study. Concluding the floor is a well-appointed family bathroom featuring a bath, separate shower, wash basin, and W/C.

Externally, the property boasts a generous rear garden with stunning countryside views, featuring both a patio and a decking area, perfect for outdoor entertaining or relaxation. To the side, there is convenient access to a double garage. At the front, a driveway provides ample parking, complemented by a small green space adorned with mature shrubs and a graceful tree.

## Room Dimensions

Lounge/Diner 24'3" max x 9'7" max (7.40m max x 2.93m max)

Conservatory 10'4" max x 7'11" max (3.17m max x 2.43m max)

Kitchen 16'8" max x 8'10" max (5.10m max x 2.71m max)

Bedroom One 13'8" max x 12'2" max (4.17m max x 3.73m max)

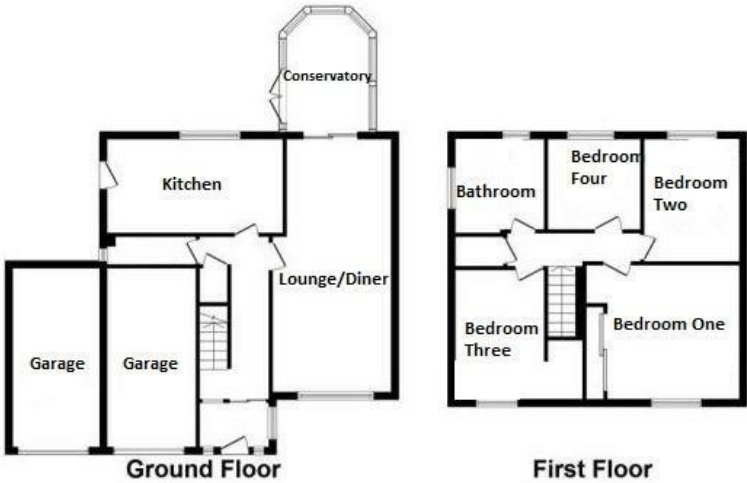
Bedroom Two 11'7" max x 9'6" max (3.55m max x 2.92m max)

Bedroom Three 11'7" max x 8'5" max (3.54m max x 2.59m max)

Bedroom Four 8'6" max x 7'10" max (2.61m max x 2.40m max)

Bathroom 9'1" max x 8'7" max (2.78m max x 2.63m max)

W/C



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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.