



Instinct Guides You



Overcombe Drive, Weymouth, Dorset DT3 6QF £475,000

- Four Double Bedrooms
- Two En-Suite
- Hobby Room
- Cloakroom
- Double Garage
- Landscaped Gardens
- Ample Parking
- Study
- Views over Countryside
- Preston



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Beautiful detached split level home with FOUR DOUBLE BEDROOMS, TWO EN-SUITE & DOUBLE GARAGE in an enviable elevated position in PRESTON enjoying stunning views over surrounding countryside.

The split level living flows beautifully & a light & airy hallway welcomes you into the house with doors opening into the cloakroom, 2 useful storage cupboards & the spacious lounge to the front with feature fireplace & large front aspect bay window with views of the surrounding hills. Doors to the side of the room open into the hobby room with front aspect window & a velux window.

From the lounge a half flight of stairs rise up to a kitchen/diner spanning the width of the house with lovely views over the garden & French doors opening onto a sun terrace from the dining area. There is a good range of modern fitted wall & base units with a fitted double oven & electric hob along with space for further free standing appliances. A further rear door opens onto the garden from the kitchen area. Off of the kitchen is a study room whilst a second half flight of stairs return to take you back up to the entrance hallway.

Rising up towards the upper floors from the hallway the first set of stairs a split level landing provides access to bedrooms 1 & 3, whilst a further small set of stairs lead to bedrooms 2 & 4 along with a family bathroom. All bedrooms are double rooms with bedrooms 1 & 2 benefiting well appointed en-suite shower rooms. The family bathroom is again well presented with a corner bath, shower cubicle, w/c & hand wash basin. The rear bedrooms enjoy views of the countryside towards the White Horse.

The front garden is laid mainly to lawn with colourful planted beds and a few small trees. The driveway provides ample off road parking leading to the detached double garage with power & lighting.

The lawned rear garden is beautifully landscaped & offers seclusion with various seating areas, vegetable plots, mature planting, potting shed, spaces for sheds & pedestrian side gate.



Room Dimensions

- Lounge 20'0" > 13'6" x 16'0" max (6.10m > 4.11m x 4.88m max)
- Hobby Room 12'2" x 5'1" (3.73m x 1.57m)
- Kitchen/Diner 24'4" max x 10'2" max (7.42m max x 3.1m max)
- Study 12'11" x 4'3" (3.96m x 1.30m)
- Bedroom One 13'6" > 8'6" x 11'11" max (4.11m > 2.59m x 3.63m max)
- En-Suite 5'6" max x 4'7" max (1.68 max x 1.42 max)
- Bedroom Two 10'3" > 8'4" x 9'2" max (3.12m > 2.54m x 2.79m max)
- En-Suite 6'2" max x 4'9" max (1.88m max x 1.45m max)
- Bedroom Three 13'6" max x 10'5" max (4.11m max x 3.18m max)
- Bedroom Four 13'5" max x 8'0" max > 7'0" (4.09m max x 2.44m max > 2.13m)
- Family Bathroom 7'1" x 6'3" (2.18m x 1.91m)
- Double Garage 16'6" x 16'0" door widths 6'11" (5.03m x 4.88m door widths 2.11m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(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		77
(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.