



Instinct Guides You



## Bowleaze Coveway, Weymouth £425,000

- No Onward Chain
- Substantial Three Bedroom Apartment
- Beautiful Sea Views
- Allocated Parking
- Private Garden Area
- Stones Throw To Preston Beach
- Close To Bus Route & Amenities
- Beautiful Coastal & Nature Reserve Walks Nearby
- Currently Run As A Holiday Let Business
- Option To Buy Fully Furnished & Equipped



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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.

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Wilson Tominey are proud to offer this well-presented three-bedroom apartment that enjoys a prime position with breathtaking sea views from both the accommodation and its private balcony. Located directly opposite the popular Overcombe Beach, it's just a short stroll from the waters edge and enjoys close proximity to amenities and bus routes.

Although situated on the first floor, the property offers level access via a private bridge from the driveway to the front door. Additional benefits include an allocated parking space and private garden area.

Upon entry, a welcoming hallway provides access around accommodation and is generous in size offering a handy storage area at the rear.

The apartment features a bright sitting room with ample room for furniture. The room is bathed in natural light and opens directly onto the balcony via double doors, creating a seamless flow to the outdoor space and capturing wide-reaching sea views. The kitchen is generous in size and offers a range of cabinetry and space for white goods.

Bedroom one has pleasant far reaching views and ample room for a range of furnishings. It boasts a well presented shower room en-suite comprising a modern three piece suite set against contemporary tiling. Bedroom Two adjacent is a further double room. Bedroom three is a single room that offers excellent versatility. A family bathroom completes the space perfectly.

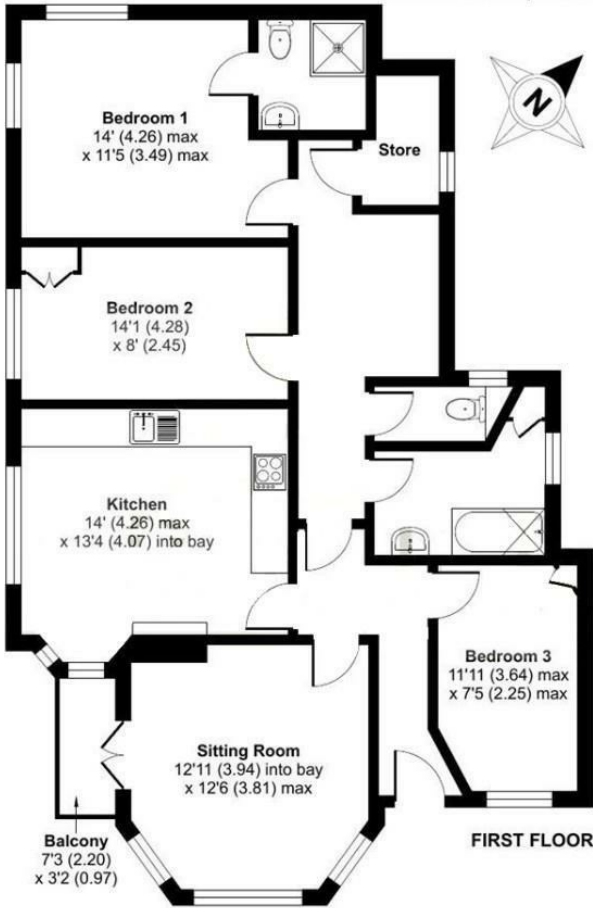
Agents Notes - Coombe House is set within Bowleaze Cove, part of the sought-after Preston area. With Overcombe Beach moments away, residents enjoy easy access to a variety of water sports and scenic coastal walks.

LEASE - The vendor informs us the property owns the freehold, the associated lease began in 1987 and runs for 999 years, the property pays 50% towards external maintenance and 1/5 towards the shared driveway, both are on an as and when basis.

We recommend these details are checked by a solicitor before incurring costs.

Bowleaze Cove way, Weymouth, DT3

Approximate Area = 1035 sq ft / 96.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © nitchcom 2025.



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