



Oakbury Drive
Weymouth

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Located in the sought after area of Preston is this recently renovated and well presented, detached bungalow. Offering spacious accommodation throughout and benefiting from modern upgrades including a kitchen/dining room, a lounge/diner, a utility room, three bedrooms and a modern family bathroom. This lovely property receives an abundance of natural light throughout and is complemented by ample storage and a conservatory that opens up on the westerly facing raised garden. Externally, to the front of this lovely home is a driveway leading up to a single garage, with the driveway providing a space for off road parking. EPC Rating D.

Preston is a highly popular suburb of Weymouth, situated along the Jurassic Coast. Known for its scenic coastal views and nearby countryside walks, it offers a mix of sandy beaches and rugged cliffs, making it a favoured spot for both visitors and locals. The area is home to Bowleaze Cove, a picturesque beach well-loved for its range of water sports activities. Preston is just a short distance from the Lodmoor Nature Reserve and offers a number of amenities, including a pharmacy, the Chalbury Food and Wine store, two public houses, a local church, a primary school, a well-used village hall and a doctors' surgery. Weymouth, located just beyond Preston, is a vibrant seaside town renowned for its award-winning beach, historic harbour and welcoming holiday atmosphere.

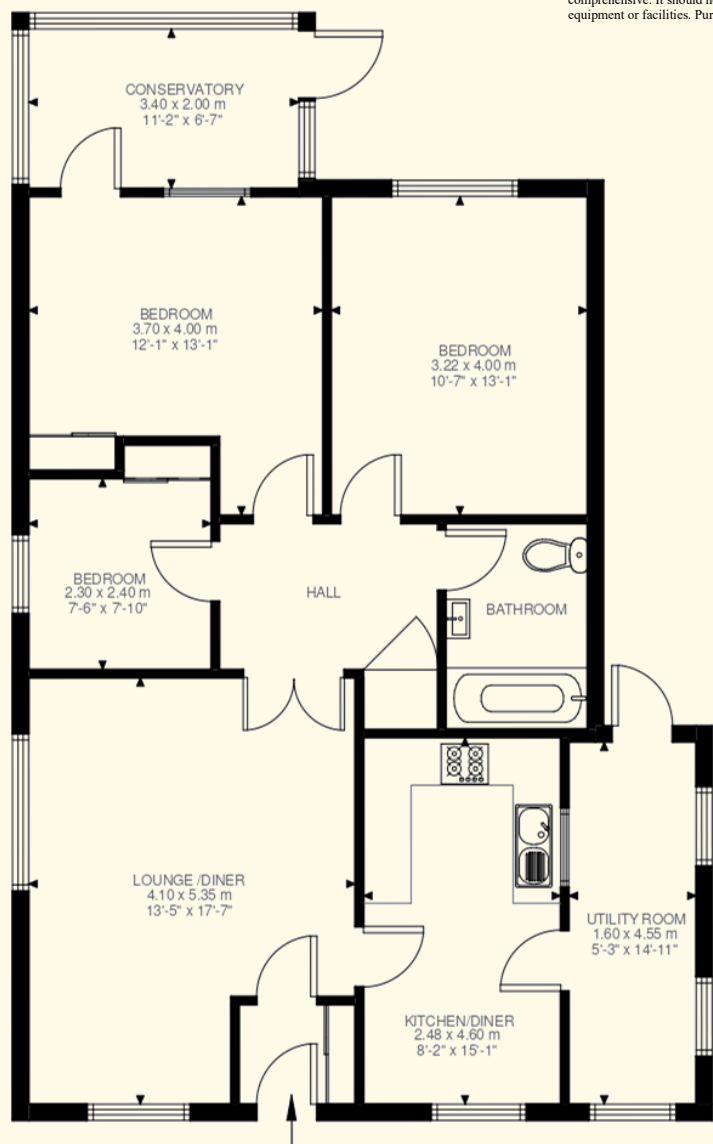


On arrival, you are greeted with a variety of mature plants and shrubs set within raised beds that frame the steps leading to the part-glazed front door. This opens into a useful porch, ideal for coats and shoes, with a further door guiding you into the spacious, light-filled lounge/dining room. Finished with calming, neutral décor, this inviting room features UPVC windows, two double radiators, and a bright dual-aspect outlook, with glazed double doors opening directly onto the side garden. A door leads into the newly fitted, front-aspect, well equipped kitchen/diner. The modern kitchen offers a contemporary range of wall and base level units, integrated appliances including an oven and gas hob completed with pattern tiled splashback, fridge/freezer and dishwasher, wooden work surfaces and upstands and finished with complementary wood effect flooring. The kitchen also connects to a practical utility room with additional storage, space for appliances and providing access to the rear garden.

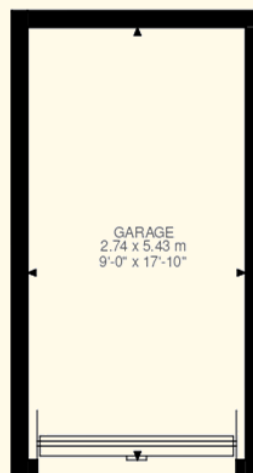
The inner hallway is a beautifully presented space offering access to all three bedrooms, the family bathroom and a generously sized storage cupboard. Each of the three bedrooms enjoy modern décor and excellent natural light from rear or side aspect windows. Two bedrooms are double size with built-in wardrobes, while the second bedroom further benefits from access to the conservatory, a bright and versatile space that enhances the home and provides another route to the rear garden. The newly fitted bathroom is comprised of a P-shaped bath with overhead shower, WC, and a wash-hand basin above wood-effect vanity storage, all complemented by wood-effect flooring and modern spotlights

Externally, the property enjoys a west-facing, raised garden. A patio abuts the home and provides an ideal, low-maintenance space for outdoor furniture and alfresco dining. Steps lead up to a row of generous planters and a lawned area, perfect for relaxing and making the most of the afternoon sun, while a pathway offers convenient access to both exterior entrance doors.

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Ground Floor
1017 ft²



Oakbury Drive, DT3
Approximate Gross Internal Area
94.60 SQ.M / 1018 SQ.FT
(EXCLUDING GARAGE)
GARAGE: 14.88 SQ.M / 160 SQ.FT
INCLUSIVE TOTAL AREA 109.48 SQ.M / 1178 SQ.FT

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Broadband and Mobile Service:

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit <https://checker.ofcom.org.uk>

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Services:

Mains electricity, water and drainage are connected.
Gas fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Council tax band is D

Stamp duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>