



AUSTIN  
ESTATE AGENTS



## Churchward Avenue

Preston

Weymouth

Dorset

DT3 6NZ

**Offers over £400,000**

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### SUMMARY

- Detached Bungalow
- Two Double Bedrooms
- Spacious Lounge
- Fitted Kitchen
- Family Bathroom
- Double Glazing & Gas Central Heating
- Front & Rear Gardens
- Driveway & Integral Garage
- Covered Passageway
- No Onward Chain







## SUMMARY OF ACCOMMODATION

**Entrance Porch**

**Entrance Hallway**

**Lounge** 17' 1" x 10' 2" (5.20m x 3.11m)

**Kitchen / Diner** 15' 1" max x 10' 0" max (4.60m max x 3.05m max)

**Bedroom One** 12' 1" x 12' 7" (3.69m x 3.83m)

**Bedroom Two** 10' 8" x 8' 8" (3.24m x 2.63m)

**Bathroom** 5' 3" x 10' 3" (1.60m x 3.13m)

## OUTSIDE

**Front Garden & Driveway**

**Passageway** 7' 2" x 15' 3" (2.18m x 4.65m)

**Garage**

**Rear Garden**



## THE PROPERTY

We are pleased to offer for sale this delightful detached bungalow boasting good size accommodation and distant sea views over the rooftops of Preston. The property benefits from double glazed windows, gas central heating, a spacious lounge, fitted kitchen / diner, bathroom and two double bedrooms. Externally, the property further features a driveway for off-road parking leading to an integral garage with gardens to the front and rear.

A double glazed entrance porch gives access into an inviting reception hallway with doors to all rooms and two storage cupboards. The lounge is spacious with a large double glazed window overlooking the pretty rear garden and giving excellent natural light. A working gas fire and stone fireplace provides a cosy focal point. The kitchen is fitted with a range of matching eye level and base units, integral hob, eye level oven and space for additional domestic appliances. Two double glazed windows offer views over the rear garden and a door to the side gives access to a covered passageway.

The bungalow boasts two double bedrooms. Both bedrooms are situated to the front of the property with a large double glazed window overlooking the front garden. Both enjoy built in cupboards. The bathroom comprises a WC, pedestal wash hand basin and panelled bath with complementary tiled walls and an opaque double glazed window.

Externally, the bungalow has the additional advantage of a block paved driveway to the front of the property providing off-road parking and leading to an integral garage with an up and over door. The front garden is laid to shingle with mature planting. The rear garden features mature planting and patio areas throughout the garden and ideal for the gardening enthusiast.

Located in the ever-popular residential area of Preston, the property is within a short drive of Overcombe beach. The property is nearby to local shops and amenities, along with regular and well serviced bus routes to and from Weymouth's Town Centre.

For further information, or to make an appointment to view, please contact Austin Estate Agents.

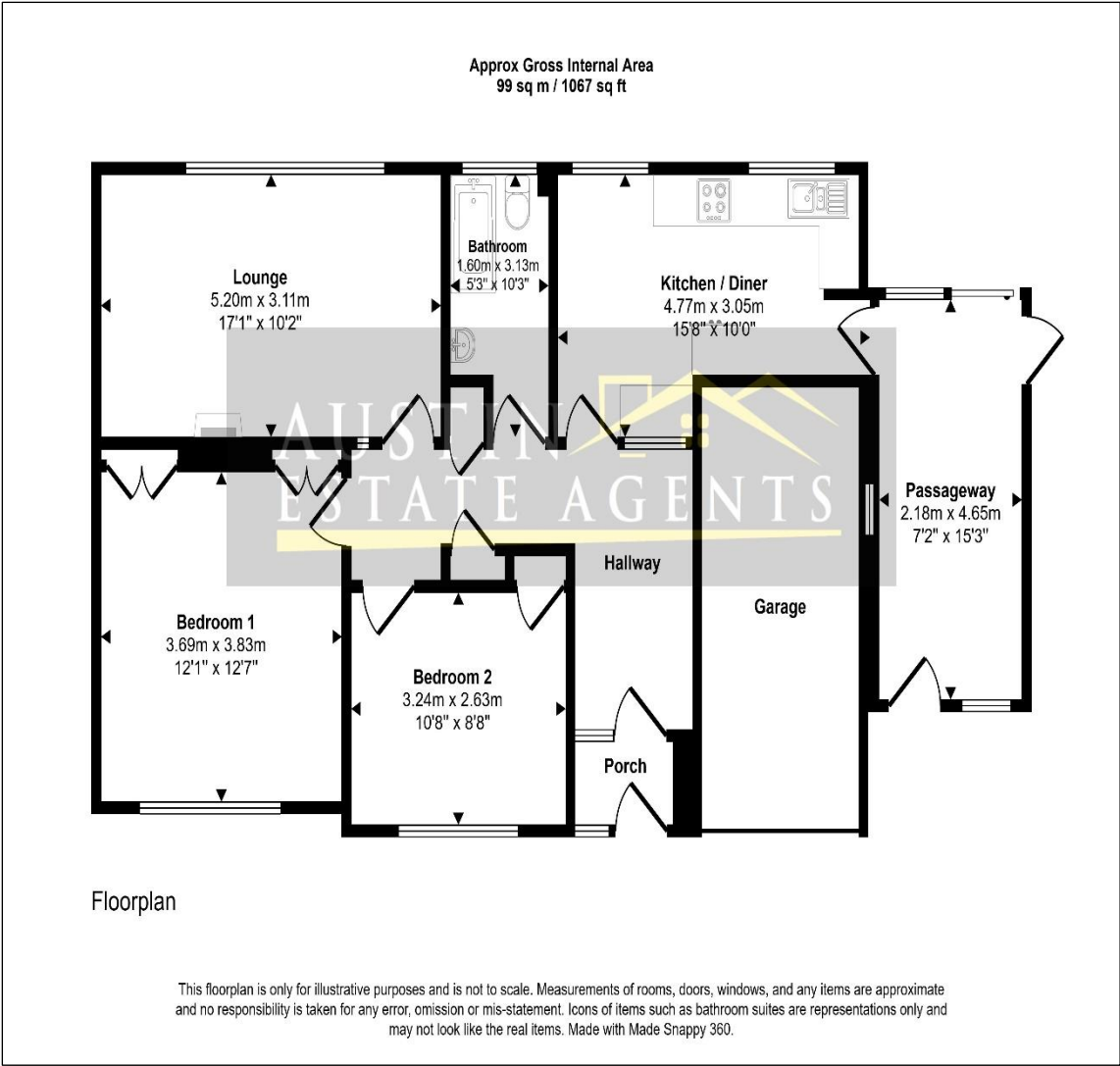




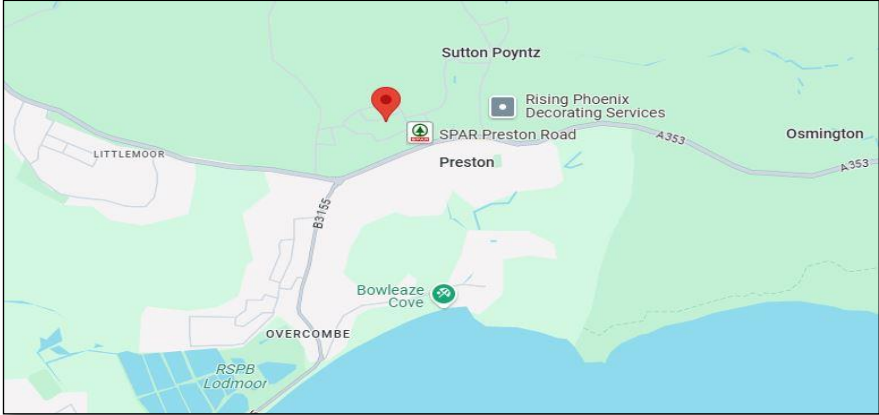




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: D      TENURE: Freehold

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**MONEY LAUNDERING REGULATIONS 2003**  
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.