



AUSTIN
ESTATE AGENTS

Eastdown Avenue

Preston

Weymouth

Dorset

DT3 6QN

Offers over £485,000

SUMMARY

- Detached Home
- Four Bedrooms
- Two Reception Rooms
- Modern Kitchen / Diner
- Family Bathroom, En-Suite Shower Room & Ground Floor WC
- Double Glazing & Gas Central Heating
- Driveway & Integral Garage with Fitted Utility Area
- Well Maintained Gardens to the Front & Rear
- Quiet Cul-de-Sac Location in Preston
- Wonderful Coastal Views





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway 5' 11" max x 13' 4" max (1.81m max x 4.06m max)

Lounge 14' 5" x 12' 9" (4.40m x 3.88m)

Dining Room 8' 8" x 11' 9" (2.65m x 3.57m)

Kitchen / Diner 21' 2" x 7' 11" (6.46m x 2.41m)

WC 8' 8" x 2' 9" (2.63m x 0.83m)

FIRST FLOOR

First Floor Landing

Bedroom One 10' 2" x 12' 6" (3.11m x 3.81m)

En Suite Shower Room 3' 8" x 7' 11" (1.11m x 2.41m)

Bedroom Two 8' 10" x 16' 6" max into bay (2.70m x 5.02m max into bay)

Bedroom Three 8' 6" x 12' 0" (2.58m x 3.65m)

Bedroom Four 5' 9" x 8' 2" (1.76m x 2.49m)

Bathroom 5' 9" max x 8' 2" max (1.76m max x 2.48m max)

OUTSIDE

Front Garden

Driveway

Integral Garage

Rear Garden

THE PROPERTY

We are delighted to offer for sale this detached residence situated in the highly regarded location of Preston. The southerly facing property boasts spacious accommodation throughout including a lounge, separate dining room, kitchen / diner, four bedrooms, en-suite shower room and family bathroom with gas central heating and double glazing. Outside the property enjoys well maintained gardens to the front and rear as well as a driveway and an integral garage. To the front of the property are wonderful sea views overlooking Lodmoor Bird Reserve, Weymouth Bay and Portland.

The well proportioned, light and airy entrance hallway hosts doors to the lounge and the integral garage, with stairs ascending to a half landing where the dining room, kitchen / diner and WC are found. The lounge is bright and spacious with a front aspect window enjoying views over the surrounding area onto the sea. The dining room has dual aspect natural light with large French doors overlooking and leading to the rear garden. The kitchen diner features an extensive range of eye level and base units, further enhanced by integral appliances including four ring gas hob, eye level double oven and fridge freezer. There is ample space for a dining table, creating a more informal dining space. Completing the accommodation on this floor is the ground floor WC with wall mounted wash hand basin and storage units with complementary tiling to the walls.

The first floor is also split level with bedrooms one and two both being double rooms with front facing, double glazed windows enjoying sea views. The main bedroom also enjoys built in cupboard space as well as an en-suite shower room comprising a shower cubicle, vanity wash hand basin and low level WC. The third bedroom is another double room with fitted storage. The fourth bedroom is a good sized single, which is currently being used as a study. The family bathroom features contemporary cabinetry housing the WC and wash hand basin. There is also a panelled bath with electric shower over.

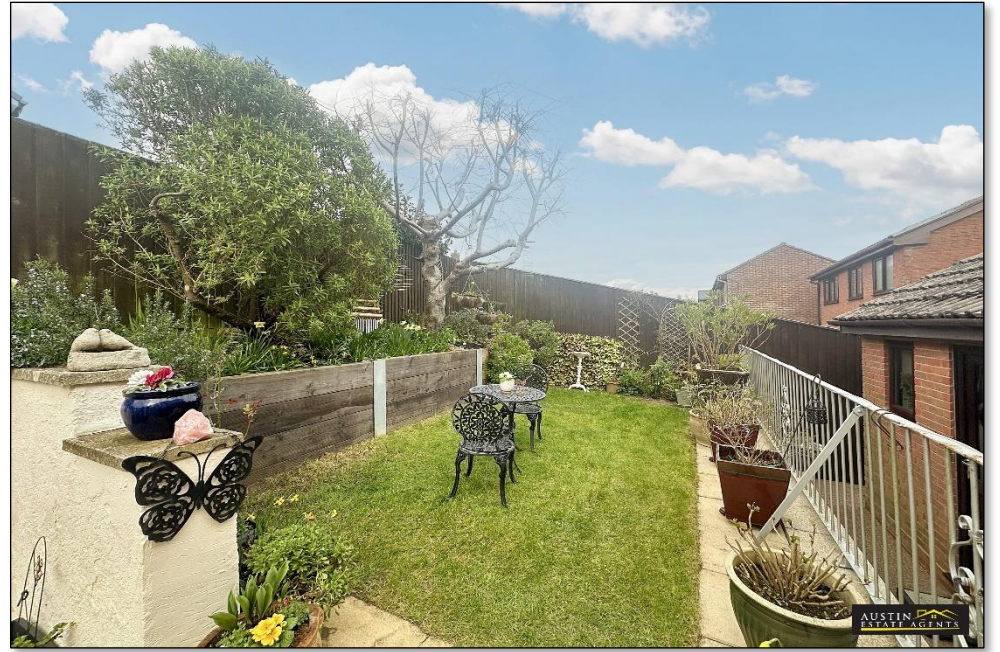
To the front of the property is a resin driveway with attractively planted borders and space for two vehicles, leading to the integral garage with an up and over door. The garage has the added advantage of a fitted utility area with plumbing for a washing machine. The rear garden can be accessed via the dining room, kitchen / diner and a gated side passage. Steps lead up to the main part of the garden, which enjoys a patio area overlooking the rest of the garden which is laid to lawn with beautifully planted raised beds.

This wonderful property is located within a quiet cul-de-sac in Preston, one of the most sought after areas of Weymouth, and is close by to local amenities including village shops, bistro, delicatessen, beauty salon and doctors' surgery. It is also within close proximity to the Jurassic Coast with many walks to enjoy. Weymouth town centre is within easy reach, with its many restaurants, bars, beaches and theatre.

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

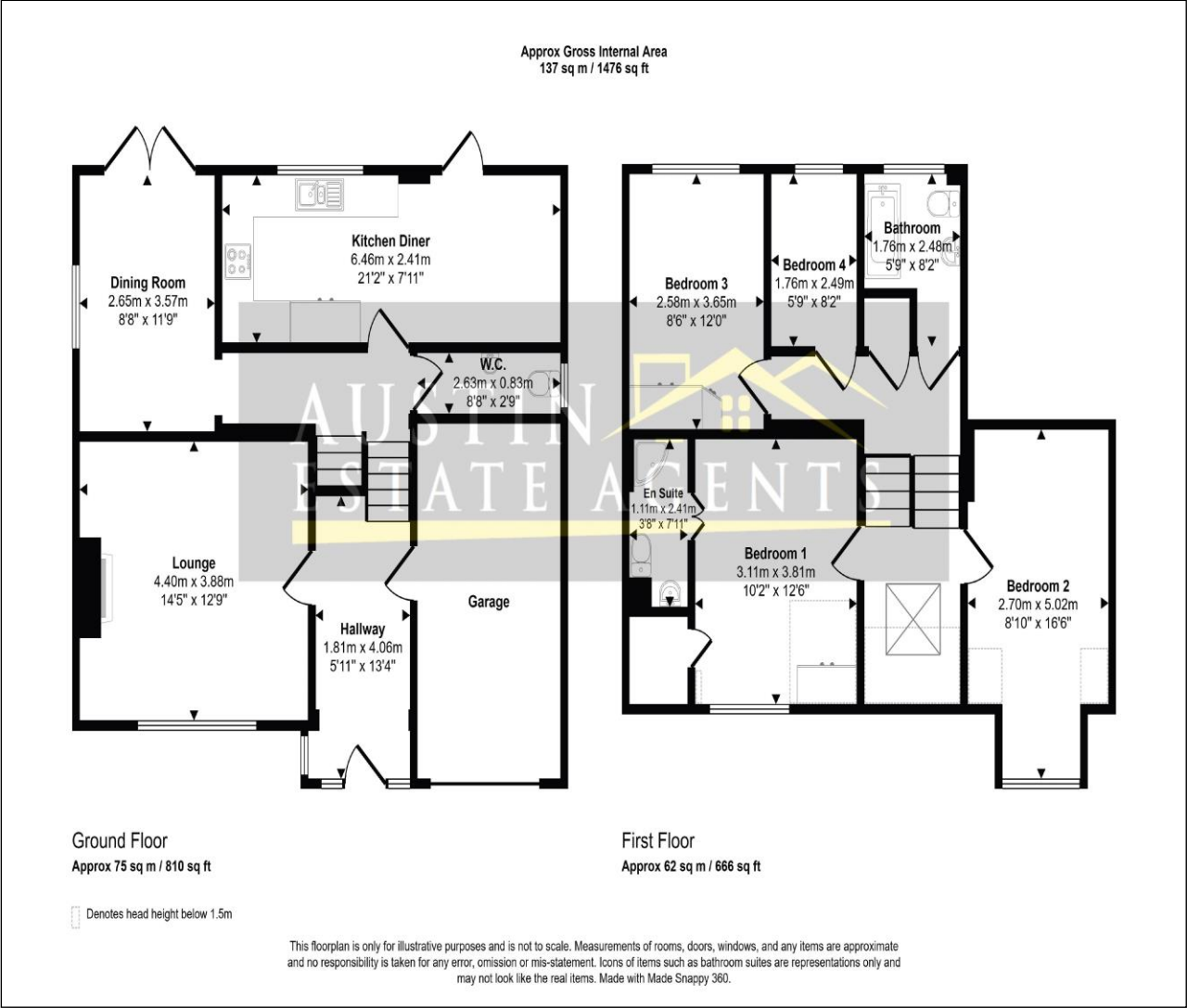




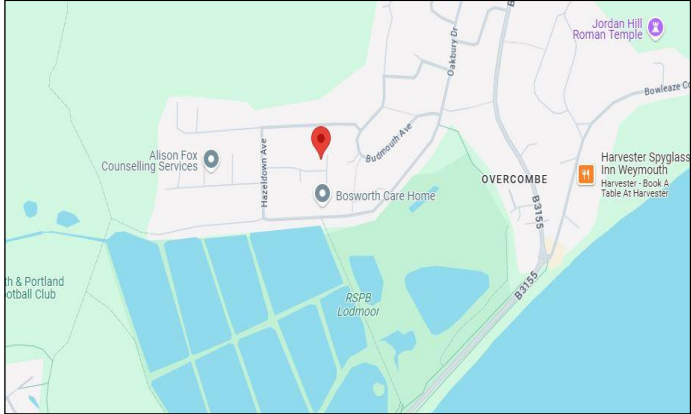




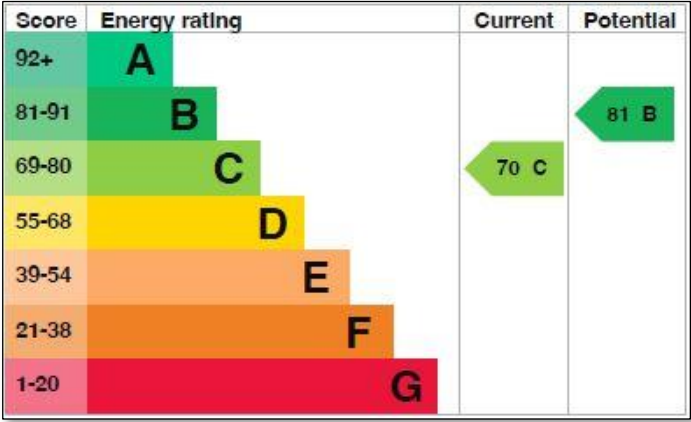
FLOORPLAN:



LOCATION:



EPC:



COUNCIL TAX RATING: E **TENURE: Freehold**

Austin Estate Agents 115 Dorchester Road, Weymouth, Dorset, DT4 7JY Phone: 01305 858470 www.austinpropertyservices.co.uk

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.