



**Connells**

Moorcombe Drive  
Preston Weymouth



### Property Description

A spacious two double bedroom bungalow situated on a large plot in the popular residential area of Preston approximately one mile from the beach at Overcombe Corner and approximately three miles from Weymouth Town Centre and Esplanade. Internally the property offers well portioned accommodation with an ample sized lounge with separate dining room lead to a kitchen, there is an inner hallway leading to the two bedrooms plus a shower room and separate WC. Externally this property boasts front & rear gardens, driveway & garage.

### Entrance

### Hallway

Two storage cupboards. Carpeted. Wall mounted radiator. Coving. Skirt boarding. Loft access. Door leading into: -

### Sitting Room

17' 3" x 15' 1" (5.26m x 4.60m)

Front aspect double glazed window enjoying a westerly aspect. Carpeted. Wall mounted radiator. Power points. Doors leading into: -

### Dining Room

10' 11" x 9' 6" (3.33m x 2.90m)

Rear aspect double glazed window. Power points. Carpeted. Wall mounted radiator. Door leading into: -

### Kitchen

9' 5" x 9' 5" (2.87m x 2.87m)

Fully fitted kitchen with a range of wall and base units with worksurfaces over. Inset stainless steel sink and drainer unit. Tiling. Power points. four ring gas hob and oven. Space for undercounter fridge freezer. Rear aspect double glazed window. Rear aspect double glazed upvc door leading into: -

### Conservatory

21' 4" x 5' 11" (6.50m x 1.80m)

Brick and upvc construction. Wooden style flooring. Power points. Space for white goods. Thermostat. Rear aspect double glazed french doors providing access to the garden.

### Bedroom One

11' 11" x 10' 9" (3.63m x 3.28m)

Front aspect double glazed window enjoying a westerly aspect. Carpeted. Wall mounted radiator. Power points. Two fitted wardrobes.



## Bedroom Two

10' 7" x 9' 5" (3.23m x 2.87m)

Rear aspect double glazed window enjoying views over the garden. Carpeted. Wall mounted radiator. Power points. Two fitted wardrobes.

## Bathroom

8' 7" x 4' 11" (2.62m x 1.50m)

Impressive suite comprising paneled bath, and shower unit. Shaver point. Coving. Skirt boarding. Tiling. Side aspect double glazed window.

## Wc

Low level WC and wash hand basin. Tiling. Side aspect double glazed window.

## Outside

### Front Garden

Low maintenance space laid to shingle with a variety and planting, enclosed by a dwarf wall.

### Rear Garden

A charming, fully enclosed rear garden to enjoy, mostly laid to lawn with a paved area, variety of planting and shrubs. Greenhouse. Two Sheds.

## Garage

17' 5" x 8' (5.31m x 2.44m)

Up and over door. Power and lighting. Rear aspect door providing access to the rear garden.

## Driveway

Providing ample off road parking.

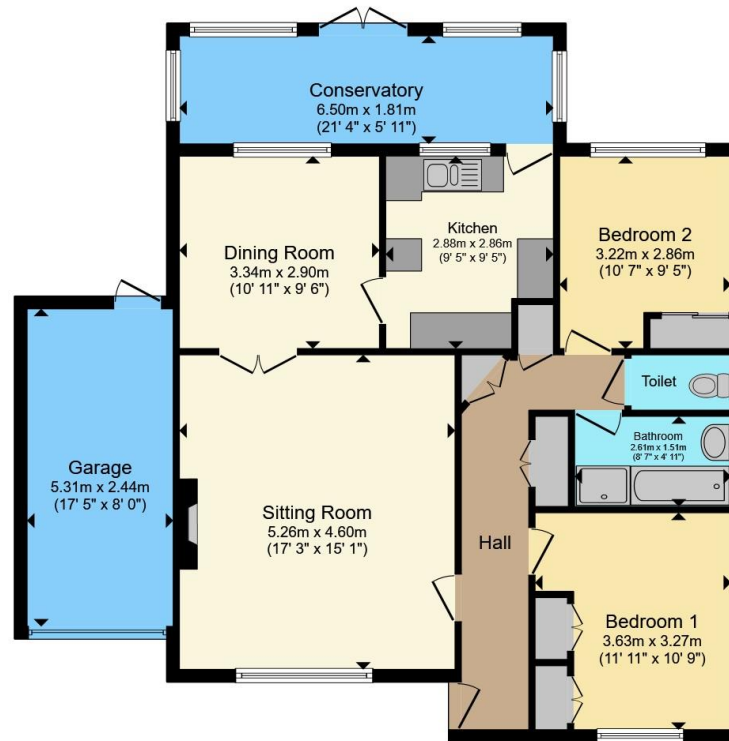
## Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.









Total floor area 109.5 m<sup>2</sup> (1,178 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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**T 01305 770 333**  
**E [weymouth@connells.co.uk](mailto:weymouth@connells.co.uk)**

84 St. Thomas Street  
 WEYMOUTH DT4 8EN

EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WEY309594](http://connells.co.uk/Property/WEY309594)**



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