

Southdown Avenue

Weymouth

£750,000 Price Guide

PARKERS

PROPERTY CONSULTANTS & VALUERS

PARKERS
PROPERTY CONSULTANTS & VALUERS







* RENOVATED FOUR-BEDROOM DETACHED HOUSE WITH STUNNING VIEWS AND SOUTH-FACING TERRACE *

A beautifully renovated four-bedroom detached house, occupying an elevated position in a sought-after Preston location, enjoying outstanding views across Lodmoor Nature Reserve and towards Weymouth Bay. The property offers spacious and versatile accommodation, centred around an impressive open-plan kitchen, dining and living space, with bi-fold doors opening onto a superb raised south-facing terrace. The elevated setting makes the most of the far-reaching outlook, creating a wonderful connection between the indoor and outdoor living spaces. Further benefits include three ground-floor bedrooms, an impressive first-floor principal suite with en-suite, ample off-road parking and landscaped gardens. EPC rating C.

Weymouth is a picturesque seaside town located midway along the stunning Jurassic Coast, a UNESCO World Heritage Site, and lies just seven miles south of the historic county town of Dorchester. Renowned for its golden sandy beaches, traditional promenade, and vibrant harbour. In 2012, the town gained recognition as the host of the sailing events for the London Olympics, alongside neighbouring Portland, resulting in improved transport links, including the construction of a relief road and an extensive network of cycle paths. The town offers a wide range of amenities, from independent shops and restaurants to leisure facilities and healthcare services, as well as a selection of schools. Weymouth is serviced by mainline train links to London Waterloo and Bristol Temple Meads and a regular bus service to the County town of Dorchester.








Upon entering, a welcoming entrance hall provides access to bedroom three and leads through to the impressive main living accommodation. The true heart of the home is the exceptional double-aspect open-plan kitchen, dining and living room, creating a superb space for both everyday living and entertaining. The contemporary kitchen is fitted with a striking central island, providing an ideal social hub, while the generous proportions allow clearly defined kitchen, dining and sitting areas without compromising the wonderful feeling of openness. The living space is further enhanced by bi-fold doors opening onto the raised south-facing terrace, seamlessly creating the perfect setting for summer entertaining and alfresco dining. A further set of bi-fold doors provides additional access and ensures the room is flooded with natural light while making the most of the property's elevated position and far-reaching views. The ground floor also provides three well-proportioned bedrooms. Bedroom three is conveniently positioned off the entrance hall, while bedrooms two and four are accessed from the central hall. A stylish modern shower room serves the ground-floor accommodation.

The first floor is dedicated to the impressive master bedroom, creating a peaceful and private retreat away from the main living accommodation. The bedroom enjoys some of the most spectacular views available in Preston, overlooking Lodmoor Nature Reserve and towards Weymouth Bay. The master bedroom also benefits from its own en-suite bathroom.

To the front of the property is ample off-road parking for several vehicles, together with a lawned garden and the outstanding south-facing raised sun terrace. Elevated above the surrounding area, this is undoubtedly one of the property's most appealing features and provides an exceptional vantage point from which to enjoy the panoramic views. The rear garden has been landscaped with areas of lawn and provides a generous and versatile outdoor space. There is also ample room for garden sheds, greenhouses or additional storage, subject to requirements.

PARKERS
PROPERTY CONSULTANTS & VALUERS

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.

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

Tel: 01305 211970

Council tax band E.

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

Mobile phone service varies dependent upon your provider.

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

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

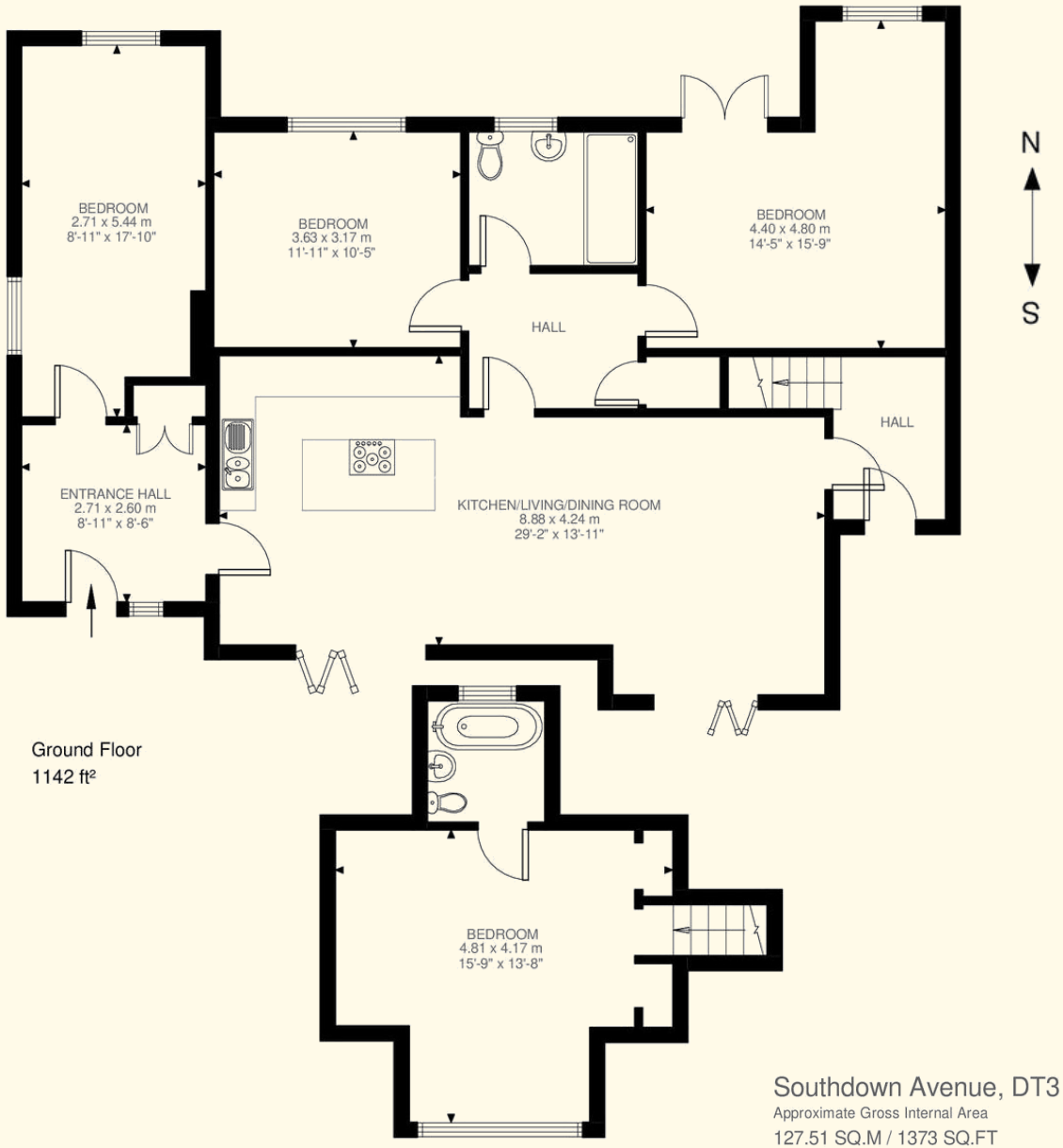

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Southdown Avenue, DT3
Approximate Gross Internal Area
127.51 SQ.M / 1373 SQ.FT

24 Peverell Avenue West, Poundbury, Dorchester, Dorset DT1 3SU
Tel: 01305 340860 Email: enquiries@parkersproperty.com Web: www.parkersproperty.com

The Property Ombudsman SALES