



Instinct Guides You



Budmouth Avenue, Weymouth £635,000

- Versatile Accommodation Ground Floor Living
- Far Reaching Views
- Garage/Workshop & Parking
- Private Mature Rear Garden
- Open Plan Dual Aspect Kitchen/Diner
- Close To Nature Reserve & Beach
- Sitting Room With Views
- Four Double Bedrooms
- Garden Cabin With Power
- Attractive Corner Plot



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Wilson Tominey are delighted to offer this substantial and versatile four-bedroom family home, enjoying attractive sea views, easy access to the nature reserve and beach, and positioned within a short walk of a regular bus route. The property features a dual-aspect open-plan kitchen/diner, a ground-floor bedroom with en-suite, and a superb first-floor living room with far-reaching coastal views.

The home occupies a commanding elevated position and enjoys excellent kerb appeal thanks to its generous frontage and mature front garden. The ground floor provides particularly flexible accommodation, with Bedroom One situated to the rear and benefiting from an en-suite shower room. There is also a further bedroom or study, along with a modern family bathroom.

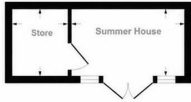
A standout feature of the property is the spacious dual-aspect kitchen/dining room. The kitchen is fitted with a good range of wall and base units, complemented by contrasting work surfaces and tiled splashbacks. The room offers ample space for a dining table and seating area, with windows allowing natural light to flow through. The open-plan layout makes this an ideal space for everyday living and entertaining.

Rising to the first floor, the sitting room is a generous, separate reception room with a window framing a beautiful coastal vista — enjoying views over the nature reserve towards the curvature of Weymouth Bay. In addition, there are two further double bedrooms, a separate WC and useful storage.

The mature rear garden provides a pleasant outdoor space, featuring a paved seating area, established planting and a summer house with adjoining storage. The garden enjoys elevated views across the surrounding area, spanning from the nearby hills to Weymouth town centre.

Preston is ideally placed for access to the coast, with Preston Beach and the seafront within easy walking distance. A range of local amenities and bus services are close by, while the surrounding area offers a variety of scenic coastal walks.

- Porch 6'8" x 5'9" (2.05 x 1.77)
- Kitchen/Dining Area 23'1" max x 12'0" max (7.05 max x 3.67 max)
- Garage 18'10" x 8'2" (5.76 x 2.50)
- Store/Workshop 9'3" x 8'2" (2.82 x 2.51)
- Bedroom One 13'10" max x 11'10" max (4.24 max x 3.63 max)
- En-suite 5'9" x 5'5" (1.77 x 1.66)
- Study/Bedroom Four 10'10" x 8'0" (3.32 x 2.45)
- Bathroom 7'8" x 5'4" (2.34 x 1.65)
- Sitting Room 14'7" x 13'6" (4.47 x 4.12)
- Bedroom Two 12'7" max x 10'11" max (3.85 max x 3.35 max)
- Bedroom Three 12'6" x 9'11" (3.82 x 3.03)
- Summer House 6'2" x 6'1" (1.89 x 1.87)
- Store 6'2" x 5'5" (1.89 x 1.66)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.