



**Connells**

Oakbury Drive  
Weymouth



### Property Description

Connells are happy to bring to the market a two bedroom detached Bungalow. The property is nicely positioned within the nature reserve directly in front and perfect for walks to the beach. The property benefits from double glazing & gas central heating, with the added advantage of photovoltaic panels on the roof that the vendor informs us they currently generate an approx £700 PA. There is allocated off road parking and garage.

Steps lead up to a south-facing front garden which is laid to lawn with beautiful views across the nature reserve and to the sea. The double glazed entrance porch leads to a light-filled hallway.

The kitchen leads to a conservatory space with heating overlooking the rear garden. As well as being light filled throughout the day, the conservatory catches the morning sun, making it a great spot for breakfast or a morning coffee.

### Entrance

Glazed upvc door leading into: -

### Porch

UPVC construction. Dual aspect double glazed windows which enjoy views over the nature reserve and Weymouth Bay. Door leading into: -

### Hall

Wooden style cushioned flooring. Wall mounted radiator. Storage cupboard housing consumer unit. Loft Access. Wall mounted thermostat. Door leading into: -

### Lounge / Diner

23' 4" x 10' (7.11m x 3.05m)

The open-plan living space to the right is a spacious triple aspect room with large windows which enjoys Southerly aspects, with views towards Weymouth Bay and over the Nature Reserve. Feature gas fireplace with surround. Electrical points. Television and telephone point with two wall mounted radiators.

### Kitchen

11' 9" x 9' 6" (3.58m x 2.90m)

At the centre of the home is a modern fully fitted kitchen with a range of white gloss base and wall units with worksurface over. Inset sink and drainer unit. Space and plumbing for washing machine and upright fridge freezer.

Four gas ring hob with extractor hood over with built in double oven featuring a mixture of integrated and free-standing appliances and a good amount of worktop space with ample under counter and wall cupboards for storage.

Tiled splashbacks. Inset spot lighting. Rear aspect double glazed window and door leading into: -



### Conservatory

12' 11" x 6' 4" (3.94m x 1.93m)

Brick and upvc construction. Tiled flooring. Wall mounted radiator. Electrical points, Side and rear aspect double glazed windows which enjoy views over the rear garden. Side aspect double glazed door providing access to the garden.

### Bedroom One

14' 1" x 11' 10" (4.29m x 3.61m)

Rear aspect double glazed window. Wall mounted radiator. Three double built in wardrobes with an array of fitted drawers. Carpeted. Electrical points.

### Bedroom Two

10' 10" x 8' (3.30m x 2.44m)

Front aspect double glazed window which enjoys southerly aspect with sea views. Wall mounted radiator. Carpeted with electrical points.

### Bathroom

Suite comprising walk in shower unit, low level WC, and ceramic hand basin. Front aspect double glazed opaque window. Tiling. Inset spot lighting. Extractor fan. Chrome wall mounted heated towel rail.

### Outside

#### Front Garden

Steps leading up to the property, mainly laid to lawn with views of nature reserve. External electrical point.

#### Rear Garden

Fully enclosed low maintenance garden with large patio area, the rest laid to lawn. Two garden sheds. Rear pedestrian access. External electrical point.

#### Allocated Parking

Located to the front of the property on Oakbury Drive.

#### Garage

8' 4" x 17' 9" (2.54m x 5.41m)

Up and over door.

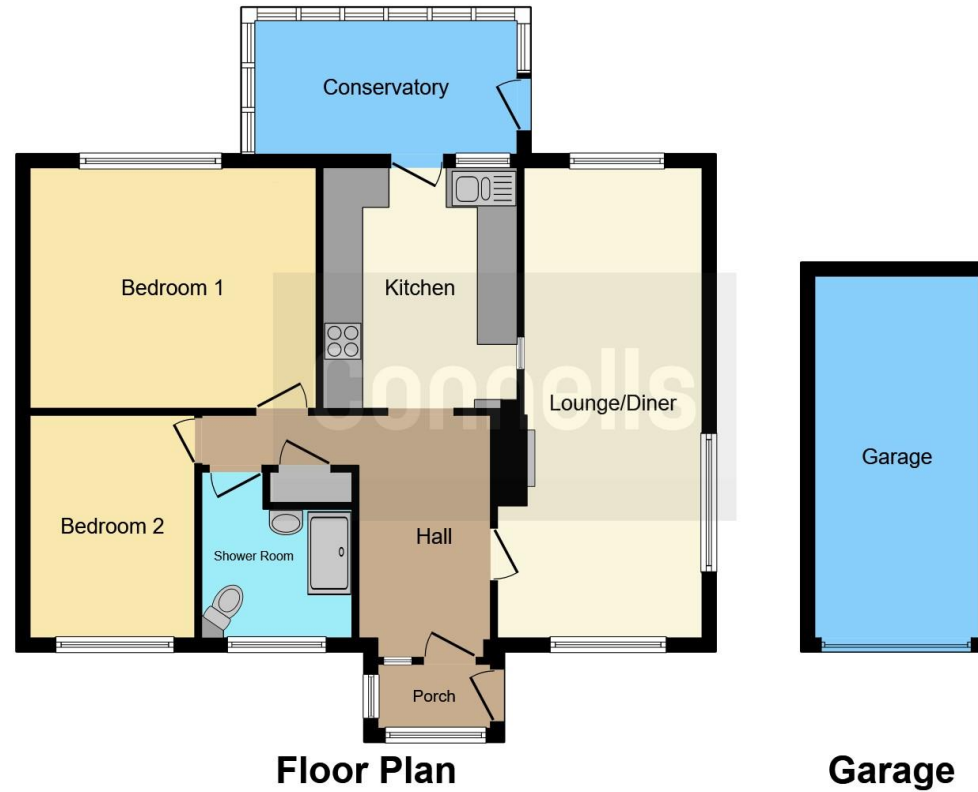
#### Photovoltaic Solar Panels

Owed by the vendor gaining approx £700 PA.









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.focalagent.com](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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