



Kingsbere Road | Preston | Weymouth | DT3 6JS

Guide Price £500,000

BEAUMONT  JONES

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This extended & beautifully presented three double bedroom detached bungalow is located on a level plot in popular Preston. Having been extended and adapted for wheelchair use to include a self-contained annexe (which can also form part of the property), this property would be ideal for anyone looking to downsize, in need of one level living or would like to generate an income from providing Air BnB from the annexe. The accommodation includes; welcoming hallway, living/dining room, kitchen, separate utility room, two double bedrooms, shower room, annexe room/third bedroom & further large wet room. Externally there is a sunny south-westerly aspect rear garden, recently laid resin driveway to the front offering off-road parking for several cars, EV charger and generous sized single garage.

- Spacious Extended Detached Bungalow
- Beautifully Presented Through-out
- Adapted for Wheelchair Use
- Annexe with Access to an Additional Large Wet Room (could also be used as third bedroom)
- Sunny South-Westerly Facing Rear Garden
- Valid Planning Permission Offering Potential for Further Extension/Development

Full Description Accommodation

Entrance to the property is via the front door opening into a hall with access into the annexe/bedroom three and double doors opening into the welcoming hallway. This spacious entrance offers a lovely feel with space for furniture and two built-in storage cupboards for coats/shoes and household items. From here doors radiate to the following rooms. The living/dining room is a generous sized room with side aspect window and sliding patio doors overlooking the garden. There is plenty of space for furniture including a dining table along with a focal point of the living room being the wood burner and mantle piece, with an adjacent storage area for logs & electrical items. From the dining area a wide opening leads through to the kitchen. This



An extended and adapted (for wheelchair use) detached bungalow



well proportioned room has a rear aspect window overlooking the garden and a range of modern high gloss wall and base units with granite worktops. There is a built-in sink and drainer to the worktop, four ring gas hob, dishwasher, oven and microwave oven, there is space for a fridge/freezer.

Returning to the hallway, there is access into the separate utility room with similar wall and base units, inset stainless steel sink, space and plumbing for a washing machine and tumble dryer. There is access into the airing cupboard and loft hatch with pull down ladder. Also from the hallway is access to the remaining accommodation. The master bedroom is a generous sized double bedroom with front aspect window and three built-in wardrobes. Bedroom two is to the rear of the bungalow (currently used as a study) and would make an excellent sized double bedroom with side aspect window and patio doors opening and offering views over the garden. There is an adjacent fully tiled shower room with large walk in shower, WC and wash hand basin inset to a modern vanity unit providing ample storage.

The current owner has extended the bungalow to accommodate a large additional room (annexe/bedroom three) with access to a large wheelchair accessible wet-room, this would make a perfect annexe, guest accommodation or even Air BnB to generate an income. This room is accessed via hall into a large front aspect room with small modern kitchenette area with built-in fridge & microwave, and plenty of space for further furniture. There is a door opening into a large wet room with generous sized walk-in shower, low level WC and wash hand basin. There is a further door from the wet room into the hallway of the bungalow, this can be closed off to create separate self-contained accommodation, or opened up to be part of the bungalow.

Outside

To the front of the bungalow is a recently laid resin driveway offering off-road parking for several cars, a EV charger and gently sloping access to the large covered porch area. The remainder of the front garden is laid to lawn with pretty planted and shrub borders offering a splash of colour. There is a generous sized single garage with up and over door, power, light and rear aspect window and door opening into the rear garden. The gated side access leads through to the rear garden. The garden enjoys a sunny south-westerly facing aspect with a decking area abutting the living/dining room and also patio doors opening from bedroom two. There is a hardstanding area to the rear of the





garage (the perfect spot for a large shed) and a patio area to one side of the garden with a wooden painted summer house and space for garden furniture. The remainder of the garden is laid to lawn with some attractive shrubs and planted areas providing privacy.

Location

Preston represents one of the most sought-after residential areas of Weymouth and is well served by local amenities at nearby Chalbury Corner with its delicatessen, pharmacy and doctors' surgery. Closer at hand is the local florist, post office and convenience store on the corner of Preston Beach Road which is a short stroll away. There is a well-regarded cafe and access to the beach at Overcombe Corner in addition to beautiful walks at the nearby Lodmoor Nature Reserve and Jurassic coastal paths.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band E. Services: - Gas central heating. Mains electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

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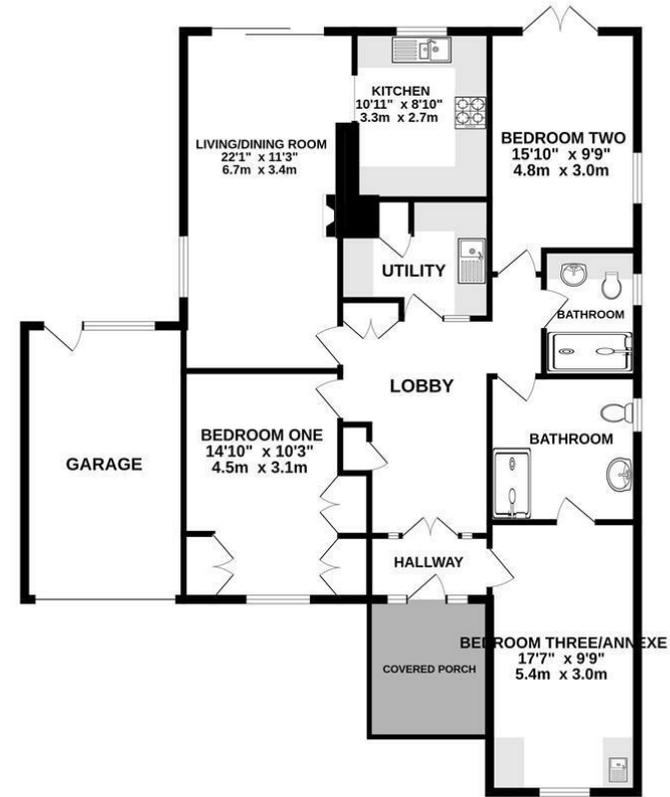
Occupying a level plot with level access to local amenities & the sea/Lodmoor Nature Reserve





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
1394 sq.ft. (129.5 sq.m.) approx.



TOTAL FLOOR AREA: 1394 sq.ft. (129.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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