



Churchward Avenue | Preston | Weymouth | DT3 6NZ

**Offers Over £375,000**



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Set within the the heart of Preston is this detached two bedroom bungalow with elevated views and generous rear southerly garden. The home retains a garage and off road parking and is well-presented throughout to include a contemporary kitchen diner and two double bedrooms. We offer the home with no onward chain.

- Detached Bungalow in Preston
- No Onward Chain
- Far Reaching Views
- Garage and Off Road Parking
- Contemporary Kitchen/Diner
- Beautiful Generous Southerly Garden

**Full Description**

The home presents a mature frontage with off road parking for one car leading to the garage's up-and-over door. Adjacent is the home's entrance with a useful porch space bordering the home.

Inside, an L-Shape hallway guides you through the home with the kitchen immediately ahead. The kitchen is fitted with an array of modern units at both base and eye level, utilising the unique shape for dining space - suitable for a small table and



Positioned within one of Preston's ever-popular estates with elevation allowing for far reaching views, the property enjoys two double bedrooms and spacious living room alongside a stylish kitchen/diner and fitted bathroom.



chairs. A sink lies between the two windows with space for oven and washing machine to one side and room for an under-counter fridge freezer to the other; The room also allows for access to the garden via a side door.

Adjacent, the bathroom features bath with wall-mounted shower, toilet and separate basin. The living room also sits to the rear of the home with excellent proportions allowing for a range of furnishings as well as a large southerly window flooding the space with light and providing stunning far reaching views across east Weymouth's beautiful countryside.

The bedrooms sit to the front of the home with Bedroom One featuring extensive floorspace as a double bedroom with space for additional storage; Bedroom Two is a touch smaller but still functions with proportions suitable for a double bed or large single. The hallway and remaining accommodation include three, very useful, large storage cupboards.

Beyond the up and over door, the garage features ample space for a workshop or storage, featuring a window and power to enhance the space.

One of the standout features of the home is the striking rear garden. With southerly aspect perfect for soaking up the sun and deceptive proportions, mature plants and greenery enchant the space to create a truly beautiful garden for anyone looking to



enjoy a sense of tranquility.

Located in Preston, there is an abundance of amenities and bus routes at just a short walk and a vast range of excellent local walks/attractions.

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band D. Services: - Mains gas, 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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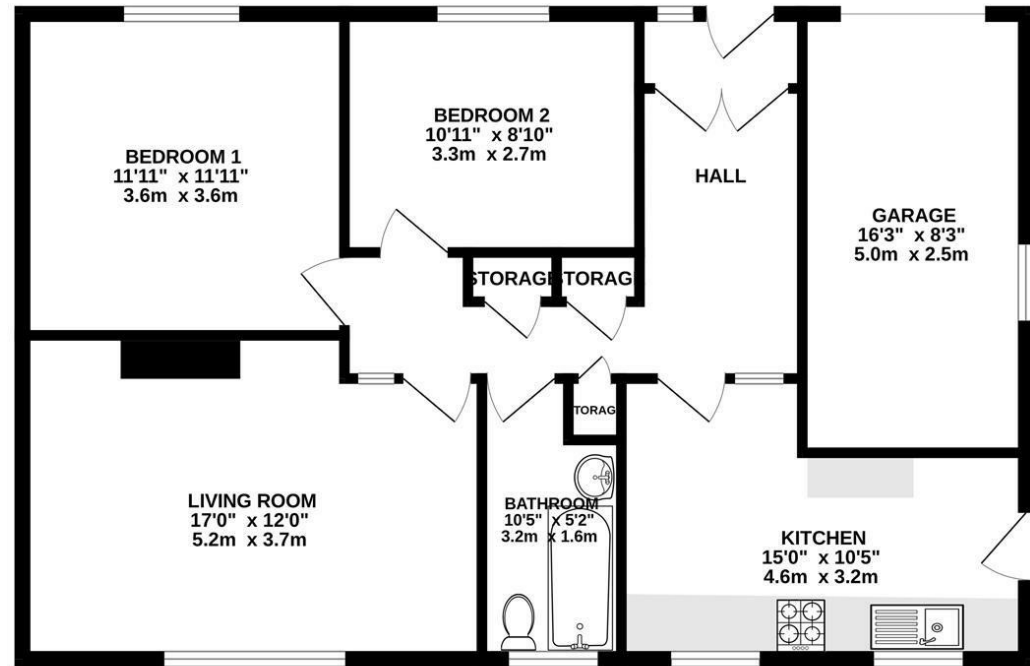


The beautiful garden enjoys a southerly aspect with an array of striking and mature plants throughout the deceptive space. The front, there is off road parking for one car leading to a garage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**GROUND FLOOR**  
883 sq.ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA: 883 sq.ft. (82.0 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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*We value more than your property*

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