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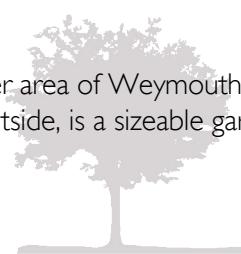
Independent Property Consultants and Valuers



Coombe Avenue, Weymouth

£315,000

A detached bungalow offering spacious single-level living in a highly sought after area of Weymouth. Accommodation includes a separate, front aspect, reception room, kitchen through to a conservatory, two double bedrooms and a family bathroom. Outside, is a sizeable garden featuring mature and fruiting apple trees with two storage sheds, and a greenhouse. There is a garage at the rear. EPC rating D.



## Situation

Weymouth, located on the stunning Jurassic Coast in Dorset, is a charming seaside town known for its golden sandy beach, historic harbour, and vibrant promenade. The town offers a range of amenities, including shops, restaurants, cafes, and traditional seaside attractions, making it a popular destination for families and holidaymakers. Its coastal surroundings boast dramatic cliffs and scenic walking paths such as the South West Coast Path. Just beyond the shoreline, the Dorset countryside unfolds with rolling hills, nature reserves, and picturesque villages, offering visitors a perfect blend of coast and country to explore.

## Accommodation

### Porch

A welcoming covered front porch provides a sheltered entrance into the home.

### Hallway

The central hallway offers access to all principle rooms within the property.

### Reception

The reception room featuring a bay window beckoning in the natural light., a well placed gas fire with mantle and surround, perfect for relaxing or entertaining.

### Kitchen

The well thought-out kitchen is fitted with modern wall and base level units, a fitted Bosch oven with 4-ring gas hob and extractor hood. The plentiful worktop surround a sink with a double drainer and mixer tap. Finished in a wood-effect flooring, part-tiled walls, and a matching cupboard door housing a Vaillant boiler.

### Bedrooms

Bedroom one is a generous front-facing double bedroom with a large bay window offering plentiful natural light. Bedroom two is a good-sized rear-facing double bedroom overlooking the garden.

### Bathroom

The light and airy bathroom comprises a panel-enclosed bath with shower head, a WC with a vanity storage over and an additional cupboard for storage. A hand wash basin, an extractor fan, and a heated towel rail. Finished with fully tiled walls and floor, with a window letting in natural light.

### Conservatory

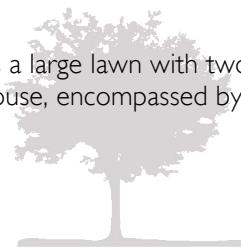
A generously sized conservatory made up of half walled windows letting in plentiful natural light with plumbing for a washing machine and space for a tumble dryer, ideal for utility use.

Leading through to the rear of the property is a generous windowed conservatory offering ample space and allows versatility.

### Garden

The generous rear garden features steps leading down to a patio area. At the rear is a large lawn with two mature and fruiting apple trees. Buttressing the side of the property are two large storage shed and a green house, encompassed by a gate providing access to the front of the property.

## Agent Notes



## Services

Mains electricity, water and drainage are connected. Gas fired central heating.

## 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#>

## Mobile and Broadband Service

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

Mobile service indoor is listed as limited and likely, depending on the provider and outdoor is likely.

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



## Local Authorities

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is C



## 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>



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.

