



Ringstead Crescent | Preston | Weymouth | DT3 6PT

**Offers Over £550,000**

BEAUMONT  JONES

## Ringstead Crescent | Preston Weymouth | DT3 6PT Offers Over £550,000

Located off Bowleaze Coveaway with far reaching sea and Nature Reserve views, this well-presented four bedroom detached family home with a generous sized mature Westerly-Facing rear garden must be viewed to be appreciated. The property offers a modern and spacious kitchen/diner, generous sized living room, front and side porch, downstairs cloakroom, modern family bathroom, larger than average garage, front garden and a driveway providing off road parking for two cars in tandem.

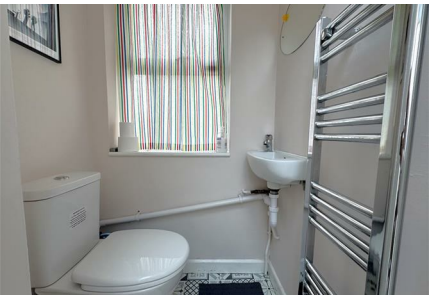
- Four Bedroom Detached Family Home
- Far Reaching Sea & Nature Reserve Views
- Generous Sized Mature Westerly-Facing Rear Garden
- Well-Presented Throughout
- Walking Distance To Overcome Beach & Beautiful Coastal Walks
- Located off Bowleaze Coveaway
- Spacious & Modern Kitchen/Diner
- Larger Than Average Garage & Off Road Parking For Two Vehicles In Tandem
- Downstairs Cloakroom & Modern Family Bathroom

### Full Description

Entrance into this wonderful family home is via a front aspect double glazed door leading into a double glazed porch with dual aspect windows and a further double glazed door leads into a warm and welcoming hall with stairs rising to the first floor, built-in under stairs storage cupboard and doors lead through to the ground floor accommodation. The spacious and modern kitchen/diner is the hub of the home offering a range of eye and base level units with work surfaces over, integral eye level oven and microwave oven with inset five gas burner hob and extractor hood over, breakfast bar, Ceramic sink unit with mixer tap and filtered water, wall mounted gas combi boiler (Viessmann, installed March 2025), integrated dishwasher and fridge/freezer,



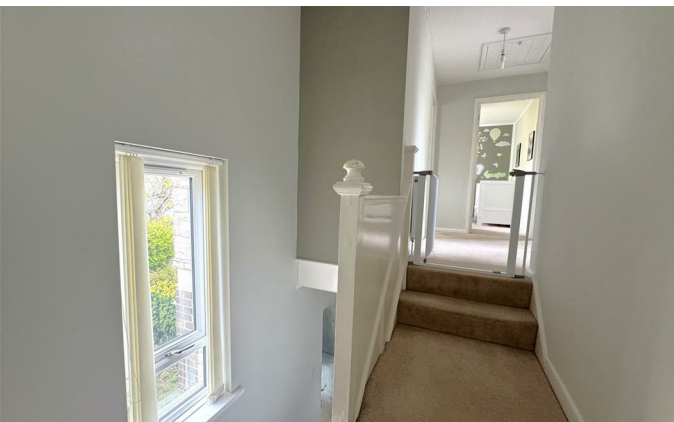
This well-presented family home is located in Ringstead Crescent off Bowleaze Coveaway, just moments away from Overcome beach and beautiful coastal walks.



wine cooler, space and plumbing for a washing machine, plenty of space for a dining table and chairs, underfloor heating, dual aspect double glazed windows some of which enjoy far reaching views, rear aspect double glazed patio doors lead out onto the garden and a side aspect double glazed door leads into the side porch and cloakroom. The side porch has a front aspect double glazed door, side aspect windows, glass roof and a door leads through to the cloakroom providing a low level WC, wall mounted wash hand basin and a rear aspect double glazed window. Reverting back to the hall, the spacious living room has a rear aspect double glazed window overlooking the garden, plenty of space for furniture and an open working fire.

The first floor offers a split-level landing with a front aspect window, built-in storage cupboard, loft access via a hatch with a pull down ladder and fully boarded. Doors lead through to the four bedrooms and modern family bathroom. The master bedroom is a generous sized double boasting a rear aspect double glazed window enjoying views over the garden and over towards the Nature Reserve. Bedroom two is a further double with built-in sliding door wardrobes and a rear aspect double glazed window enjoying views over the garden, surrounding area and over towards the Nature Reserve. Bedroom three is located over the garage creating a generous sized room with loft access via a hatch and dual aspect double glazed windows one of which is a rear aspect box-bay window with seating enjoying beautiful far reaching sea views. Bedroom four is a well-proportioned single with a front aspect double glazed window enjoying far reaching sea views. The modern family bathroom has a suite including a P-Shaped panel enclosed bath with a wall mounted mixer shower system over, wash hand basin, low level WC, underfloor heating, two front aspect double glazed windows, tiled walls and flooring.

Outside benefits a generous sized mature Westerly-Facing rear garden mainly laid to lawn with various planted shrubs and trees, gated side access to both sides and a brick built storage shed located off the back of the garage, water supply and an external power point. You can access the rear garden from the kitchen/diner with wooden steps leading down. The front garden is laid to lawn with planted shrubs and trees, water supply and



an external power point. The driveway provides off road parking for two vehicles in tandem. The larger than average garage has an up and over door with power and lighting.

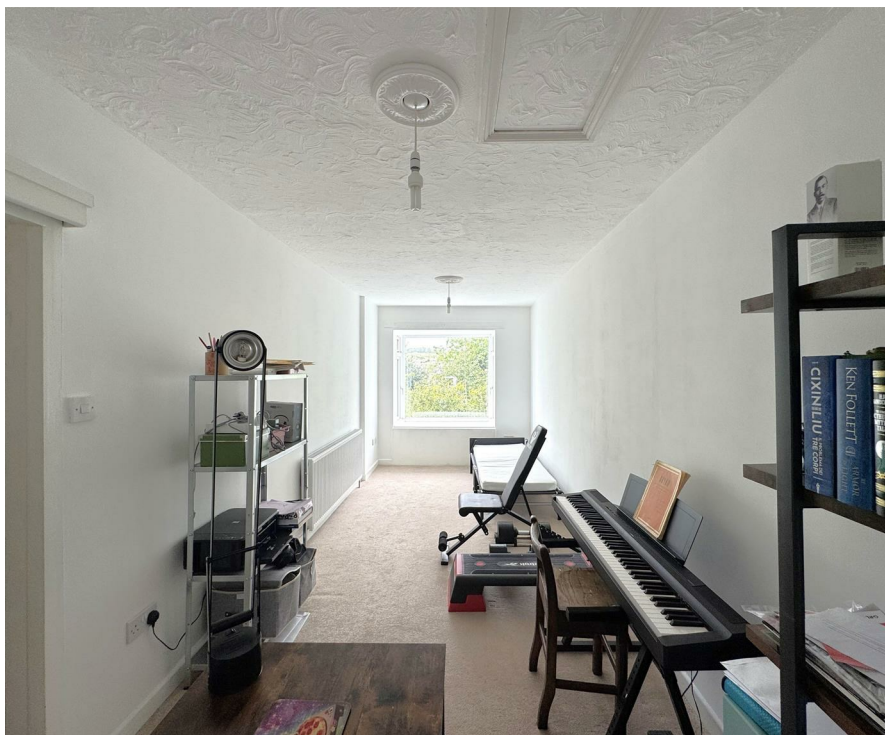
Ringstead Crescent is an exclusive residential coastal district of Weymouth just two miles from Weymouth town centre. Just a 5 minute walk from the beach, bus stops, eateries and water sport opportunities at Overcombe. A short distance from the property are spectacular walks along the South West Coast Path from which you can imbibe the breath-taking sea and country views. Famous for its water-sports with its own designated jet-ski and kite surfing areas, the shallow waters of Weymouth Bay and the award-winning beaches of the Esplanade are right on your doorstep.

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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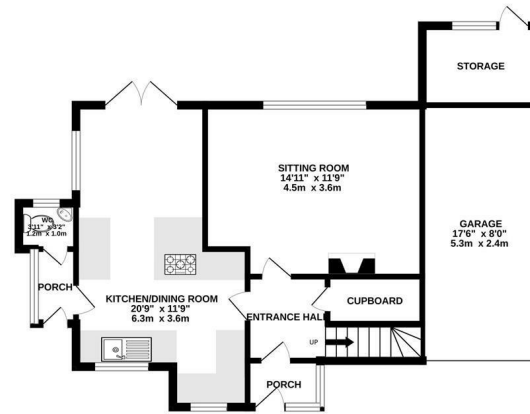
Beautiful far reaching sea and Nature Reserve views.



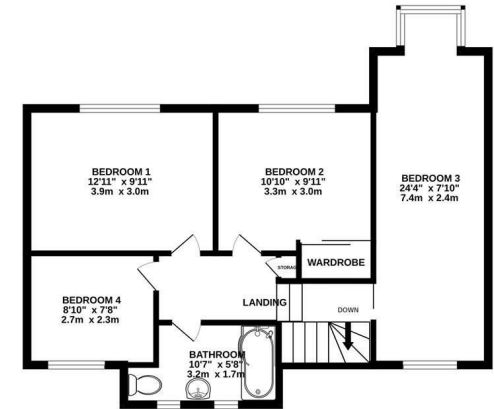


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp;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

GROUND FLOOR  
658 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR  
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1286 sq.ft. (119.5 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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