



Moordown Avenue | Preston | Weymouth | DT3 6HU

Offers Over £425,000

BEAUMONT  JONES

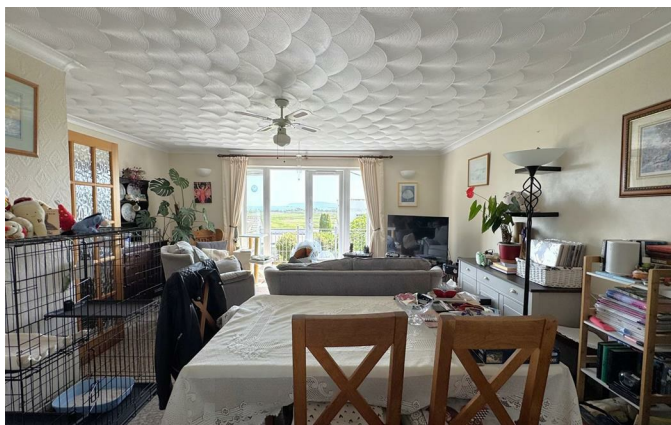
Moordown Avenue | Preston Weymouth | DT3 6HU Offers Over £425,000

Offered with no onward chain, we are delighted to offer a three bedroom detached bungalow with beautiful elevated far reaching views out to sea and over the RSPB Nature Reserve within a popular residential road in Preston. The property boasts a generous sized porch, spacious hall, generous sized lounge/diner with patio doors leading out onto a decked veranda with views, fitted kitchen with a serving hatch looking out over Weymouth Bay, bathroom with a separate cloakroom, enclosed South-Facing rear garden, garage and off road parking. Viewing is highly advised to be appreciated.

- Three Bedroom Detached Bungalow
- Beautiful Elevated Far Reaching Sea Views & Views Over The RSPB Nature Reserve
- Popular Residential Road In Preston
- Garage & Off Road Parking
- Enclosed South-Facing Rear Garden
- Generous Sized Lounge/Diner With Direct Access Out Onto A Decked Veranda With Views
- Fitted Kitchen With A Serving Hatch Looking Over Weymouth Bay
- No Onward Chain

Full Description

Entrance into this well positioned and elevated bungalow is via a front aspect double glazed door leading into a generous sized porch with dual aspect double glazed windows, a wooden door leads into a spacious hall with a built-in storage cupboard, loft access via a hatch and doors lead through to all principle rooms. The kitchen has a range of eye and base level units with work surfaces over, breakfast serving hatch to the lounge/diner boasting views over Weymouth Bay, space and plumbing for kitchen appliances, built-in storage cupboard, front aspect double glazed window and a side aspect double glazed door leads out onto the side access to



This three bedroom detached bungalow occupies an elevated position boasting beautiful far reaching views over Weymouth Bay and the RSPB Nature Reserve.

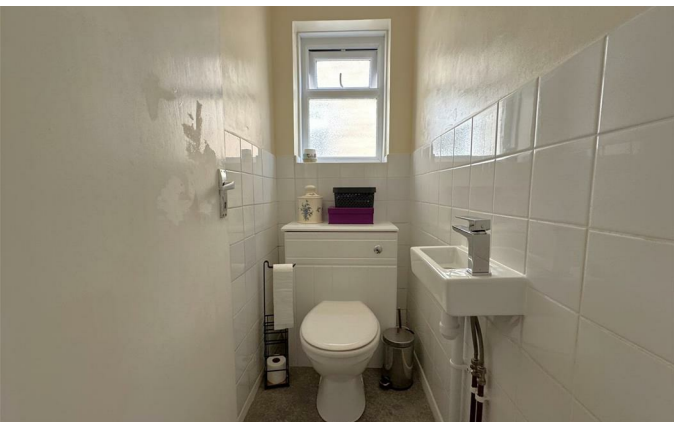


provide access to the front and rear garden. The generous sized lounge/diner is L-Shaped providing plenty of space for furniture and a table and chairs with direct access out onto a decked veranda from a set of rear aspect double glazed patio doors boasting beautiful far reaching views.

The master bedroom is a generous sized double with fitted wardrobes and furniture, a rear aspect double glazed window enjoys beautiful views. Bedroom two is a further generous sized double with fitted wardrobes and a front aspect double glazed window. Bedroom three is a well-proportioned single/small double boasting a rear aspect double glazed window enjoying views. The WC is separate to the bathroom and consists of a low level WC, wall mounted wash hand basin and a side aspect double glazed window. The modern bathroom has a panel enclosed bath with shower attachment over and screen attached, vanity wash hand basin, partially clad walls and a side aspect double glazed window.

Outside to the rear offers a raised decked veranda abutting the lounge/diner with a few steps leading down to the main garden facing South which is laid to lawn boasting far reaching sea views. There's various planted shrubs and trees, storage under the veranda and gated side access. The front garden is laid to lawn and could easily be turned into further off road parking subject to the correct planning permissions. The driveway provides off road parking for one car in front of the garage. The garage has an up and over door with power and lighting.

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 are well-regarded cafes on the beach edge at Overcombe in addition to beautiful walks at the nearby Nature Reserve and Jurassic coastal paths.

Services: - Gas central heating. Mains electric & drainage.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band E.

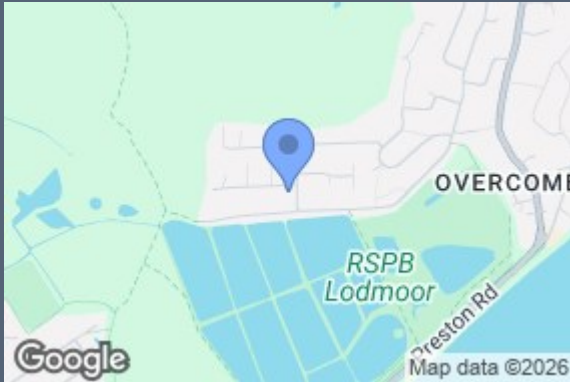
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Enclosed South-Facing rear garden, garage and off road parking.

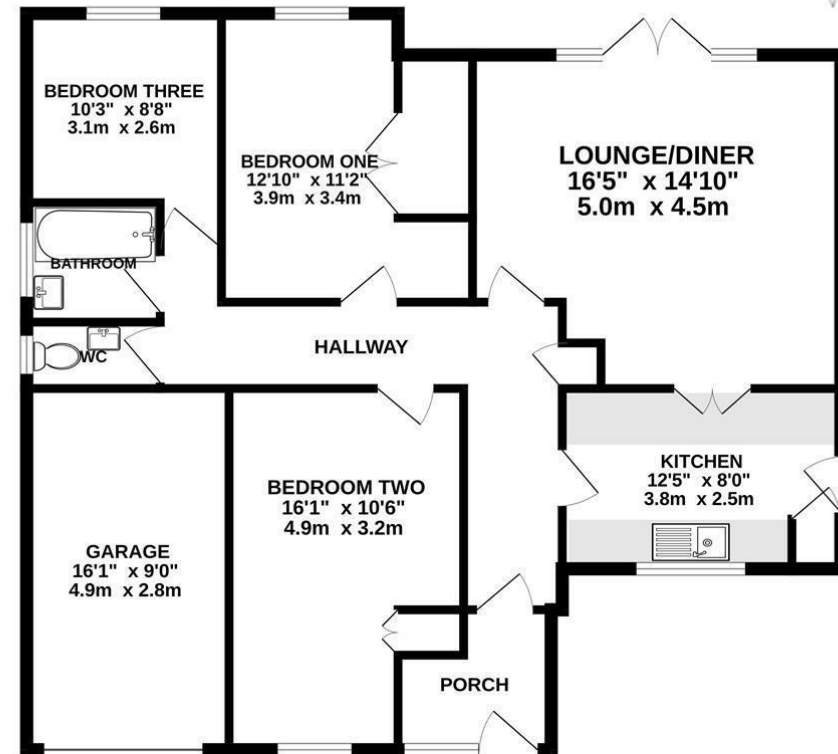




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

We value more than your property

GROUND FLOOR
1051 sq.ft. (97.6 sq.m.) approx.



TOTAL FLOOR AREA: 1051 sq.ft. (97.6 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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33 St Thomas Street
Weymouth
Dorset
DT4 8EJ
01305 787434

sales@beaumontjones.co.uk
www.beaumontjones.co.uk