



Ringstead Crescent | Preston | Weymouth | DT3 6PT

**Offers Over £475,000**

BEAUMONT  JONES

## Ringstead Crescent | Preston Weymouth | DT3 6PT Offers Over £475,000

We are delighted to offer this well-presented three bedroom detached family home offering versatile living within the prestigious location of Overcombe in Preston. This spacious property offers an abundance of living space and great storage including a lounge/diner, snug/dining/further bedroom, kitchen plus utility room, downstairs cloakroom, three generous sized bedrooms with master en-suite, home office, family bathroom, Westerly facing mature rear garden, large cellar space ideal for storage, external garden room/office/workshop known as the shack, tandem garage and off road parking. Viewing of this wonderful property is a must to be fully appreciated.

- Spacious Three Bedroom Detached Family Home
- Located Just off Bowleaze Coveaway In Preston
- En-Suite to The Large Master Bedroom
- Lounge/Diner Plus a Snug/Dining Room/Further Bedroom
- Large Mature Westerly Facing Rear Garden
- Versatile Living Throughout
- Plenty of Storage Including a Large Insulated Cellar
- Elevated Views out to Countryside
- Home Office/Dressing Room to Bedroom Three
- Tandem Garage & off Road Parking

### Full Description

#### Accommodation:

Entrance into the property is via a front aspect double glazed door leading into a spacious porch, ideal for storing boots and coats. A further door leads into a welcoming hallway with stairs rising to the first floor, wall mounted radiator and doors lead through to the downstairs accommodation. The cloakroom has a front aspect double glazed window, low level WC, wall mounted wash hand basin, wall towel rail heater and access to a large understairs storage cupboard. The spacious lounge/diner is located at the rear of the home offering two large rear aspect double glazed windows enjoying views over the mature Westerly facing garden, open fire and two wall mounted radiators. The snug which could also be used as a separate dining room or even a further bedroom to the ground floors offers a bright and



This well-presented family home offers an abundance of living space and versatile living throughout located just off Bowleaze Cove way in Preston.



airy room with dual aspect double glazed windows and a wall mounted radiator. The kitchen has plenty of cupboards including eye and base level units with work surfaces over, integral eye level Stoves double oven with inset four ring Smeg gas hob and extractor fan over, internal pull out breakfast bar, wall mounted radiator, dual aspect double glazed windows and a front aspect double glazed door leads through to the utility room where all appliances can be kept. This room offers dual aspect double glazed windows, front aspect double glazed door leading out onto the front garden and driveway, wall mounted gas Vaillant Eco Tec Boiler, boot cupboard, space and plumbing for a washing machine, dishwasher, tumble dryer and fridge/freezer.

The first floor offers a split-level landing offering a front aspect double glazed window, loft access via a hatch with a pull down ladder, partially boarded, power, lighting and insulated. Large built in airing cupboard and doors lead through to the three bedrooms and main family bathroom. The master bedroom is a generous size offering a large picturesque rear aspect double glazed window boasting beautiful far reaching views out to countryside, double built in storage cupboard with fixed shelving, wall mounted radiator and a door leads through to a modern and contemporary en-suite. This has been recently installed by the current owner offering a suite including a double shower cubicle with a wall mounted Deva mixer shower system, low level WC, vanity wash hand basin, complimentary tiling with border, wall mounted radiator, extractor fan and a rear aspect double glazed window with views out to countryside. Bedroom two is a double offering a bright and airy room with dual aspect double glazed windows and a wall mounted radiator. Bedroom three is located over the tandem garage offering a small double/large single room with a front aspect double glazed window, wall mounted radiator and a door leads through to the home office/dressing room with a wall mounted radiator and a rear aspect double glazed window with beautiful views out to countryside. The main family bathroom is a generous size with a suite comprising a double shower cubicle with a wall mounted mixer shower system, low level WC, bidet, vanity wash hand basin, wall mounted towel rail heater, wall mounted heater, shaver point and dual aspect double glazed windows.

#### Outside:

To the front of the property you are met with double wrought iron gates leading onto a wide brick paved driveway leading down to the tandem garage with an up and over door, dual aspect windows, power and lighting. To the front of the property, a pathway leads through landscaped gardens with a range of



shrubs and plants. Paths on both sides of the house lead to the large and private Westerly facing garden with mature high hedge. The gardens are mainly laid to lawn with an ornamental pond. There are two timber sheds, and also accessed via the rear garden is a large insulated cellar providing exceptional storage including sports equipment and SUP's with power points and lighting. The garden room/external office/hobbies room known as "THE SHACK" has multiple power points, double glazed window and door overlooking the garden and a wall mounted electric heater.

#### Location

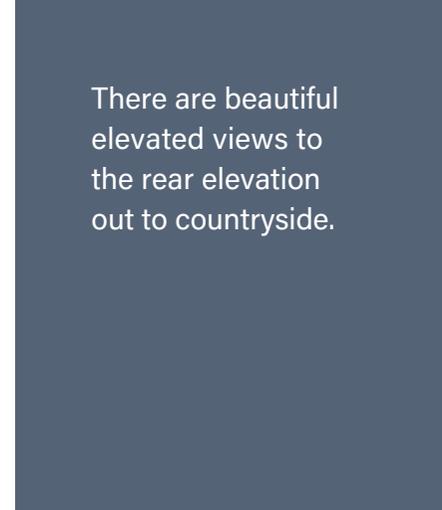
Ringstead Crescent is an exclusive residential coastal district of Weymouth just two miles from Weymouth town centre. Just a 5 minute walk from the beach, bus stops, eateries and water sport opportunities at Overcombe. A short distance from the property are spectacular walks along the South West Coast 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.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



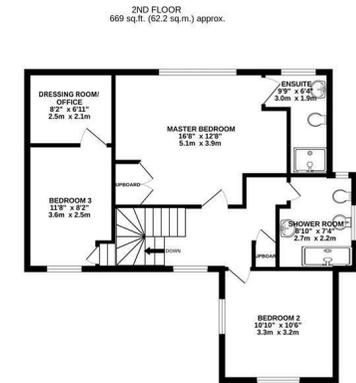
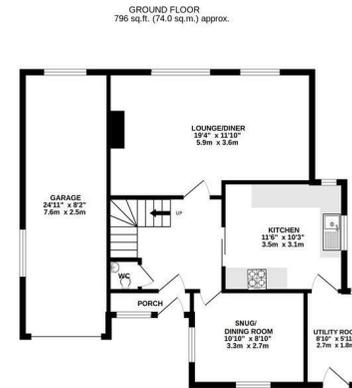
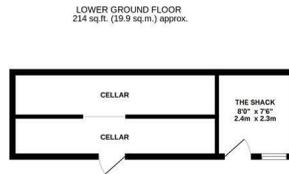
There are beautiful elevated views to the rear elevation out to countryside.





### 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>                                   |                            | <b>77</b> |
| (55-68) <b>D</b>                                   | <b>56</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<br>2002/91/EC |           |



TOTAL FLOOR AREA : 1680 sq.ft. (156.1 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