



93 Budmouth Avenue  
Weymouth, DT3 6QJ

**Asking Price £680,000 Freehold**

# 93 Budmouth Avenue

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A sought after location on Budmouth Avenue with elevated far reaching sea views over Weymouth Bay and the Isle of Portland. This well presented 3 bedroom detached house arranged over 2 floors with a garage, office, shower room and utility room on the lower floor. The first floor boasts 3 double bedroom with a master ensuite, family bathroom, a modern kitchen opening into a garden room, study and a spacious living room with patio doors onto the a balcony to enjoy the views. Viewings are highly recommended to appreciate this versatile property with a perfect blend of modern living and a quiet retreat in this enviable cul de sac in Preston.

## Entrance Hall

Stair rising to the first floor with storage cupboard underneath, access to the utility room, shower room and office

## Utility Room

Worktop with stainless steel sink and drainer with space and plumbing below for domestic appliances, eye and base level cupboards and door into the office

## Shower Room

Front aspect UPVC double glazed window, door access into the office, single shower cubicle, wash hand basin and WC

## Office

16'7" max x 10'3" max (5.06 max x 3.14 max)

Converted section of the double garage, with front aspect UPVC double glazed window, accessed from both the utility room and shower room

## Living room

20'0" max x 14'10" max (6.10 max x 4.53 max)

Sliding patio doors out onto the balcony with far reaching sea views, feature fireplace with gas fire, access to the study

## Study

10'5" x 12'0" (3.20 x 3.66)

accessed from the living room with internal sliding doors into the garden room,

## Kitchen

12'9" x 8'7" (3.90 x 2.64)

Modern fitted kitchen with ample eye and base level cupboards, quartz worktops with sunken sink and drainer, induction hob with extractor above, eye level double oven, integrated appliances, open plan with breakfast bar opening into garden room

## Garden room

16'9" x 11'3" (5.11 x 3.45)

UPVC double glazed windows with doors into the rear garden, internal sliding doors into the study

## Bedroom 1

14'0" x 10'11" (4.27 x 3.35)

Double aspect UPVC windows to the front and side with both offering sea views, built in wardrobe and ensuite

## Ensuite

Corner shower cubicle, vanity unit, WC, heated towel rail and side aspect UPVC double glazed window

## Bedroom 2

10'9" x 8'3" (3.28 x 2.52)

Double bedroom with rear aspect UPVC double glazed window

## Bedroom 3

9'9" x 8'3" (2.99 x 2.54)

Double bedroom with rear aspect UPVC double glazed window and built in cupboard storage

## Landing





### Bathroom

Modern partially tiled bathroom suite comprising of bath tub and shower over head with glass screen and deflector, built in hand wash basin and WC, large illuminated mirror, rear aspect UPVC privacy double glazed window and heated towel rail.

### Garage

9'0" x 16'7" (2.76 x 5.06)

Electric up and over door with light and power

### Outside

Gated undercroft parking offering 2 spaces with access to the garage and entrance to the property, wrap around garden predominantly laid to lawn to the rear, flanked by large trees and shrubs with rural view and sea views. Elevated patio with summer house to the side of the property leading to the balcony along the front with stunning sea views.

### Council Tax

Band F

### Other Information

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard - 16 mbps

Superfast - 80 mbps

Ultrafast - 1800 mbps

Flood Risk

Rivers & Seas - Very Low

Surface Water - Very Low

Services

The property is supplied with mains gas, electricity and water, and mains drainage.

There are Solar Thermal Water Heating System installed and also photo voltaic panels on the roof that are in the ownership of the property generating an average of £1500-£2000 per year.

### Legal Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



## Floor Plan



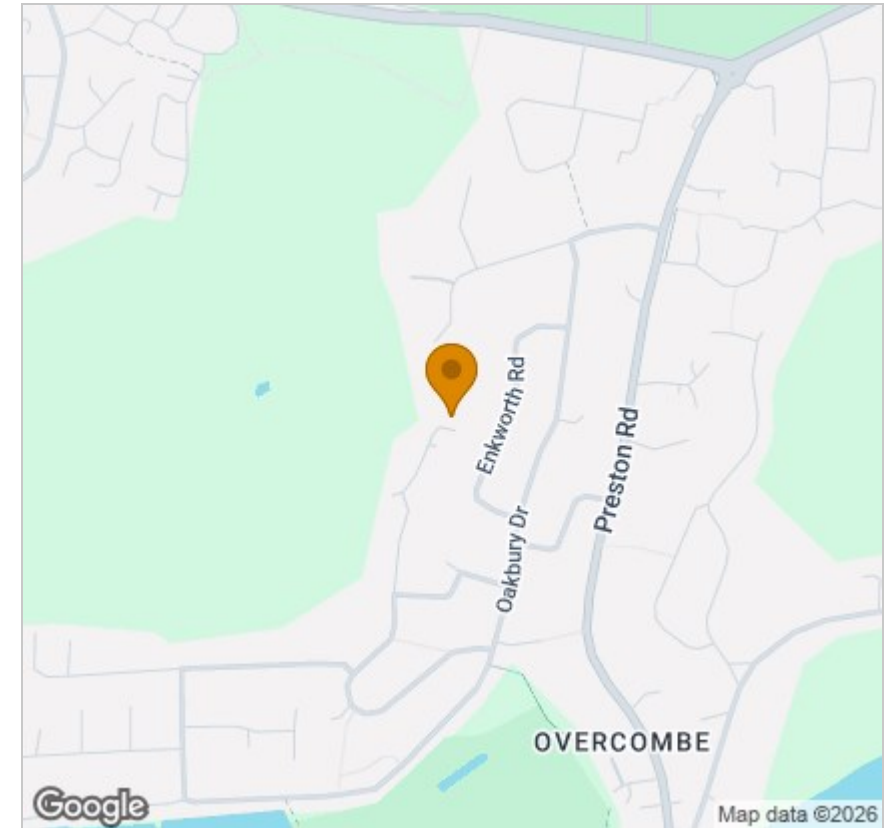
## Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

