



Instinct Guides You



Maunsell Avenue, Preston, Weymouth £340,000

- Semi-Detached Bungalow
- Two Double Bedroom
- Driveway & Outbuilding
- Located In Preston
- Close To Bus Route
- Large Conservatory



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



Situated in popular Preston, this well presented two bedroom bungalow offers generous sized living, a substantial conservatory, driveway and an enclosed low maintenance garden. The property is conveniently located for local shops, bus routes and the beach, making it an appealing coastal home.

A porch opens into the central hallway which provides access to all principal rooms. Positioned to the front of the property, the lounge is a spacious and provides a cosy space for relaxing and entertaining, a log burner creates a focal point for the room.

The kitchen is fitted with a range of units with built in hob, oven and microwave, whilst there is space for further white goods. A door leads to the conservatory that spans the rear of the property, offering a versatile additional reception area with doors opening onto the garden.

Bedroom one is a generous double room with ample space for furniture. Bedroom two, also a double, is situated to the front. The bathroom comprises a walk in shower, wash hand basin and toilet, complemented by decorative tiled walls and flooring.

The rear garden has been designed for ease of maintenance, with a combination of decking and paved patio areas providing space for seating and outdoor dining. Fenced boundaries offer privacy, and there is a useful outbuilding and summer house. To the front, the driveway leads up to the bungalow and provides off road parking for multiple vehicles.

Room Dimensions

Kitchen 13'4" max x 9'4" max (4.07m max x 2.86m max)

Lounge 16'6" max x 11'4" max (5.03m max x 3.47m max)

Bedroom One 12'9" x 9'10" (3.91m x 3.01m)

Bedroom Two 11'11" x 9'10" (3.65m x 3.01m)

Conservatory 21'1" x 8'11" (6.44m x 2.72m)

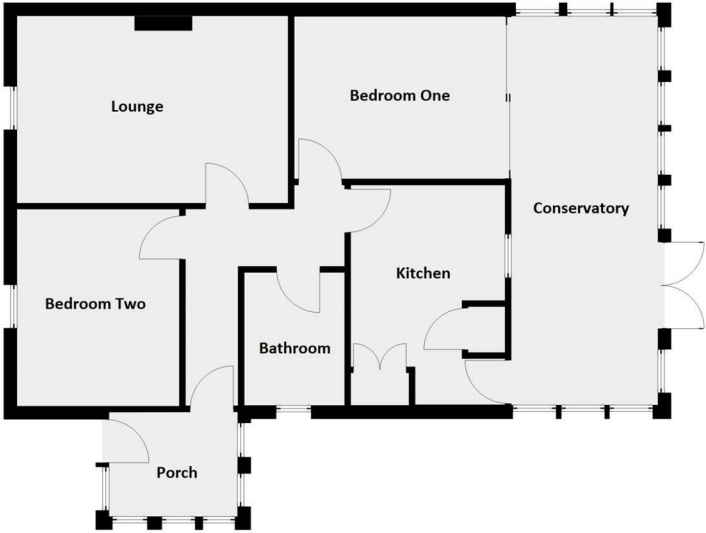
Porch

Bathroom



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.