



Instinct Guides You



Southdown Avenue, Weymouth Offers In Excess Of £425,000

- Stunning Panoramic Views
- Detached Bungalow
- In Need Of Modernisation.
- Garage & Driveway
- Southdown Av, Preston
- No Onward Chain
- Level Walk To Town
- Fronting Lodmoor Nature Reserve



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Situated in the sought after area of Preston in the popular Southdown Avenue, this detached bungalow occupies an elevated position with stunning panoramic views across the nature reserve towards the beach and sea. Located in an enviable position moments from shops and amenities with a level walk into the town center, the property offers a fantastic project opportunity with great scope for improvement. Benefitting from a garage, driveway and no onward chain, it presents an ideal chance to create a coastal home tailored to personal taste.

The accommodation is arranged on one level with an additional attic space and shower room above. The main entrance opens into a spacious hallway leading to the principal rooms. The lounge sits to the front of the property and takes full advantage of the spectacular outlook, featuring a large picture window framing the stunning coastal views. A bright conservatory extends from this space, offering a peaceful spot to enjoy the surrounding scenery.

The kitchen, located adjacent to the lounge, is fitted with a range of units, tiled splashbacks and ample work surface, with access to a utility room that provides additional storage and an external door to the side of the property. There are two well proportioned bedrooms on the ground floor, both positioned to the front and rear, along with a separate study and family bathroom. A separate WC and useful storage cupboard are also accessed from the hallway.

There is an attic space accessed via a pull down ladder which provides a generous space with a shower room and rear dormer window.

Outside, the property benefits from a driveway providing off road parking and a garage. The rear garden offers a terraced layout with paved and planted sections, perfectly positioned to enjoy the far reaching sea and coastal views.

This detached home in Preston represents a rare opportunity to acquire a property with exceptional views and huge potential, located in one of Weymouth's most desirable residential area.

Room Dimensions

Lounge 23'1" max x 16'10" max (7.06 max x 5.14 max)

Bedroom One 13'6" x 11'6" (4.13 x 3.53)

Bedroom Two 10'0" x 11'6" (3.05 x 3.53)

Kitchen 8'5" x 8'4" (2.57 x 2.56)

Study 9'6" x 8'5" (2.91 x 2.59)

Utility Room 13'0" x 4'1" (3.97 x 1.27)

Attic 15'8" max x 13'5" max (4.78 max x 4.1 max)



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		
		71
	27	

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		

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