



12 Overcombe Drive  
Weymouth, DT3 6QE

**Asking Price £525,000 Freehold**

## 12 Overcombe Drive Weymouth, DT3 6QE

In the desirable location of Overcome in Preston is this elevated chalet house with views over the Lodmoor nature reserve and Weymouth Bay. This well presented property offers 3 double bedrooms with a master ensuite, a modern fitted kitchen/diner with separate utility room and garden room, spacious reception room, modern family shower room, a spacious tandem garage and beautifully manicured gardens.

### Entrance

Open stairs rising to the first floor, storage cupboard

### Living Room

19'3" max x 12'0" max (5.89 max x 3.67 max)

Double aspect UPVC double glazed windows, glass doors into the dining area, wall mounted gas fire

### Kitchen/Diner

8'8" max x 24'7" (2.65 max x 7.51)

Modern fitted kitchen

### Utility Room

Eye and base level cupboards with worktops with space an plumbing for domestic appliances, sky light window and rear aspect UPVC double glazed window

### Garden room

Tiled flooring with double aspect UPVC double glazed windows looking over the garden and over Weymouth bay, sky light window, external door giving access to the rear garden

### Bedroom 1

12'8" max x 19'1" max (3.87 max x 5.83 max)

Double bedroom with dressing area, front and rear aspect UPVC double glazed windows, front facing Velux window, access to ensuite, access to eaves storage.  
(Restricted head height)

### Ensuite

Fully tiled shower ensuite with corner shower cubicle, wash hand basin, WC rear aspect UPVC double glazed window and heated towel rail.

### Landing

Currently utilised as a study area, access to ample eaves storage space, side aspect Velux window

### Bedroom 2

11'10" x 12'4" (3.61 x 3.77)

Double bedroom with double aspect UPVC double glazed windows with views over the rear garden and sea views to the side, 2 fitted wardrobes

### Bedroom 3

12'4" max x 9'9" max (3.77 max x 2.99 max)

Double bedroom with fitted wardrobe, front aspect UPVC double glazed window with views over Lodmoor Nature Reserve.

### Shower Room

Modern shower room suite with walk in shower and glass screen, Vanity unit sink, WC, heated towel rail and front aspect UPVC double glazed window.

### Garage

Large single width tandem garage with side aspect windows, light and power.





### Outside

Block paved driveway parking for 2 cars to the front with steps rising to the main front door. Side access to the beautifully maintained rear garden which is predominately laid to lawn with raised beds and planters, decking for a pergola seating area, hardstanding for a shed and greenhouse and patio accessed from the garden room to enjoy the beautiful sea views over toward Portland.

### Council Tax

Band E

### Other Information

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard - 15 mbps

Superfast - 44 mbps

Ultrafast - 1800 mbps

Flood Risk

Rivers & Seas - Very Low

Surface Water - Very Low

Services

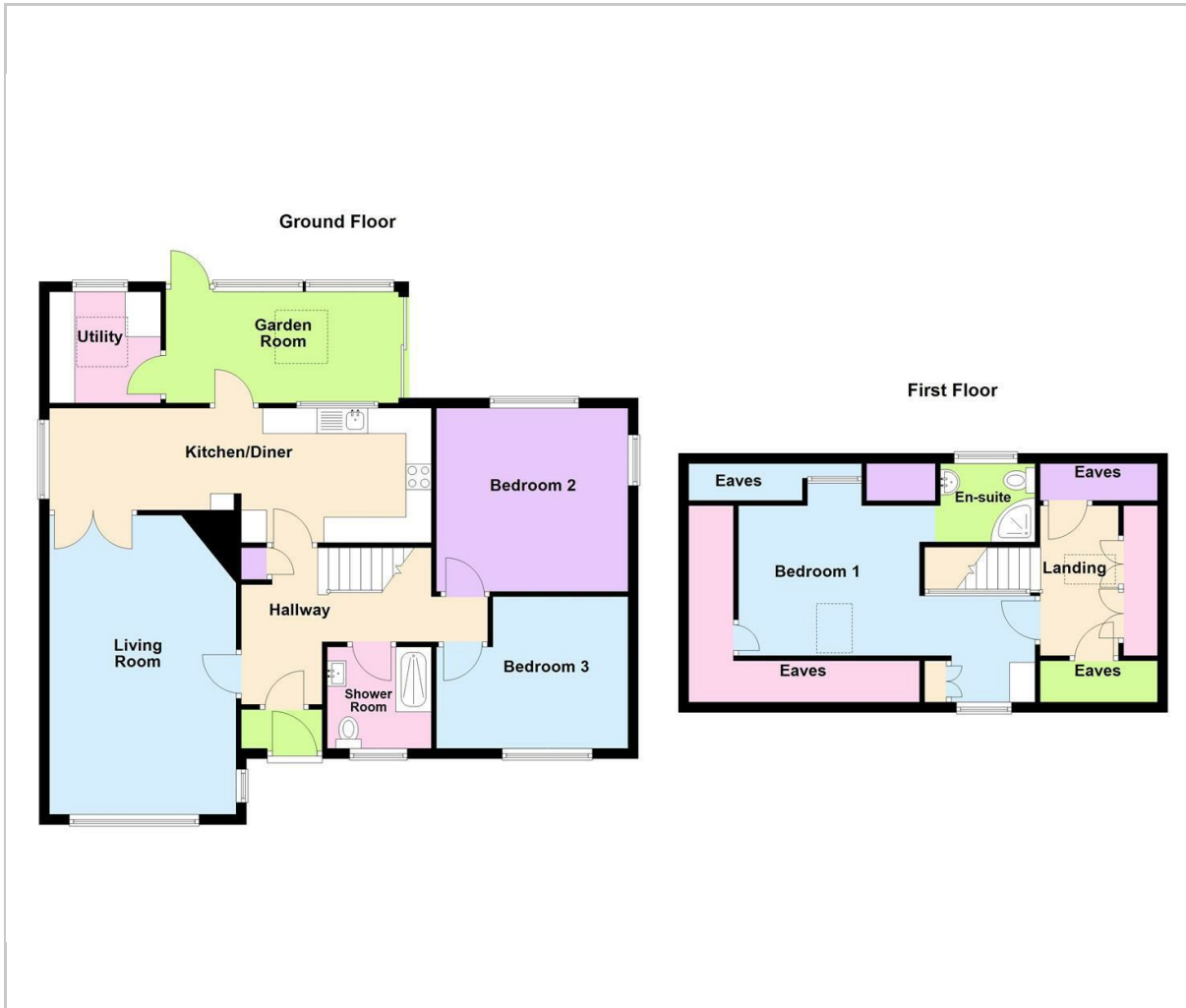
The property is supplied with mains gas, electricity and water, and mains drainage.

### 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

