



## Churchward Avenue Preston, Weymouth DT3 6NZ

- Detached Bungalow
- Spacious Lounge / Diner
  - Family Bathroom
- Gardens to the Front & Rear
- Covered Passageway (Can be Removed if not Required)
- Two Double Bedrooms
- Modern Fitted Kitchen
- Double Glazing & Gas Central Heating
- Driveway & Integral Garage
- No Onward Chain

**Guide Price £400,000 Freehold**



## SUMMARY OF ACCOMMODATION

**Entrance Porch**

**Entrance Hallway**

**Lounge**

16'10" x 11'6"

**Kitchen**

14'5" max x 10' max

**Bedroom One**

12'2" x 12'1"

**Bedroom Two**

10'7" x 8'9"

**Bathroom**

4'12" x 7'5"

## OUTSIDE

**Front Garden & Driveway**

**Integral Garage**

7'0" x 16'4"

**Passageway**

6'9" x 14'12"

**Rear Garden**

We are pleased to offer for sale this delightful detached bungalow, providing well-proportioned and tastefully decorated accommodation with distant sea views over the rooftops of Preston. The property benefits from double glazing, gas central heating, a spacious lounge/diner, modern fitted kitchen, bathroom and two double bedrooms. Externally, there is a driveway providing off-road parking, an integral garage, and gardens to the front and rear. A covered passageway links this bungalow to the adjoining property and can be removed if not required.

A double glazed entrance porch leads into a welcoming reception hallway with access to all rooms and three useful storage cupboards. The lounge/diner is a bright and spacious room, enjoying a large window overlooking the attractive rear garden and providing excellent natural light. The modern kitchen is fitted with a range of matching wall and base units, with space for appliances. Two windows overlook the rear garden, and a side door provides access to the covered passageway.

The bungalow offers two double bedrooms, both positioned at the front of the property and enjoying large windows overlooking the front garden. The bathroom comprises a WC, pedestal wash hand basin and panelled bath with shower over, complemented by tiled walls and an opaque window.

Outside, a block-paved driveway provides off-road parking and access to the integral garage with up-and-over door. The front garden is laid to lawn with mature planting, while the rear garden features lawned areas and established shrubs, ideal for gardening enthusiasts.

Located in the popular residential area of Preston, the property is within a short drive of Overcombe Beach and close to local shops, amenities and regular bus routes to Weymouth town centre.

For further information or to arrange a viewing, please contact Austin Estate Agents.



Local Authority **Dorset Council**  
Council Tax Band **D**  
EPC Rating **D**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.