

Bowleaze Coveway | Preston | Weymouth | DT3 6RY

£335,000

BEAUMONT  JONES

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This mews style property is located on the prestigious Bowleaze Coveway, on the edge of Overcombe Beach and enjoying superb views out to sea. With two bedrooms, master en-suite, separate WC, kitchen, living/dining room, outside patio area with superb views and parking. This would make an ideal first home/second home/investment or downsize.

- Rarely Available Beach Front Location
- Allocated Off-Road Parking
- Two Double Bedroom (Master En-suite)
- Close to the RSPB Nature Reserve
- No Forward Chain
- Close to Well-Regarded Cafes and Amenities
- Superb Sea Views
- Well Connected to Weymouth & The Jurassic Coastline

Full Description

Accommodation

This charming freehold mews style property occupying an enviable position in the sought after Bowleaze Coveway, has superb sea views from the ground floor living room, outside patio, and master bedroom. Enjoying front line position overlooking Overcombe Beach, entrance to the property is via the front door opening into the welcoming hallway with access into the reception room where you are immediately drawn to the sliding patio doors opening to the patio area with far-reach sea views. There is space for seating and a dining table in this room. The adjacent separate kitchen offers plenty of storage space with a range of wall and base units, built-in appliances include an oven and hob, along with space and plumbing for a washing machine. Bedroom two, is a compact double or twin bedroom with built-in wardrobe and storage. From the living room, stairs rise and turn to the first floor with a door opening to a WC and access into the main bedroom. Bedroom one is a good-sized double room with further elevated



A freehold mews style property occupying an enviable position in the sought after Bowleaze Coveaway, offering superb sea views.



views over Overcombe beach and out to sea. There is a built-in wardrobe and access into the en-suite. The en-suite bathroom offers a full suite including bath with shower over, low level WC and wash hand basin. There is also access into a large eave storage.

Outside

The outside patio area is accessed via the patio doors from the reception room. There are open views over Overcombe beach and out to sea along with plenty of space for a table & chairs to sit and enjoy the beachside environment and alfresco dining. Being South-Westerly in direction this spacious patio area enjoys sunshine all day. There is allocated off-road parking for one car also.

Location

Located in the highly desirable Bowleaze Coveaway with access to Overcombe beach and the beach café, this is a popular spot for watersport activities. Perfectly positioned for convenient access to Weymouth's main beach and a casual walk away from the town centre, which has a good range of high street names and quirky boutiques in the adjacent lanes as well as pubs, restaurants and cafes. There is easy access to RSPB Lodmoor Nature Reserve and the South West Coastal path to enjoy scenic walks along the Jurassic coast.

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band C.

Services: - Gas central heating. Mains electric & drainage.

Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

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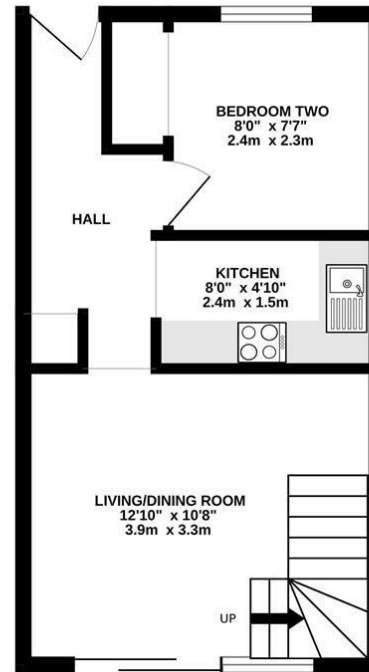




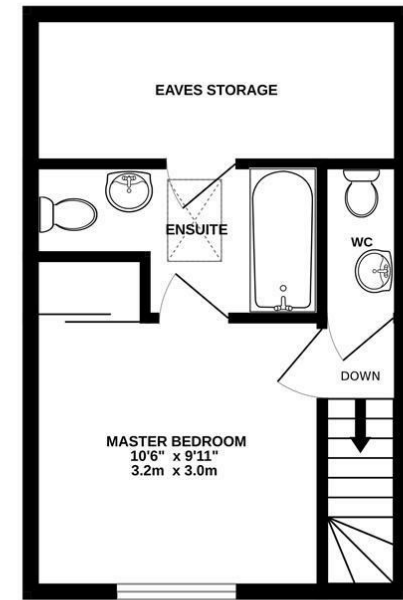
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>71</div>	<div>88</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

We value more than your property

GROUND FLOOR
301 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR
280 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA: 581 sq.ft. (54.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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