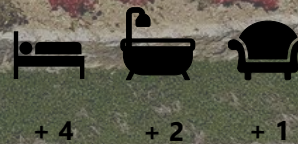




Asking Price: £650,000

Budmouth Avenue, Preston, DT3 6JW



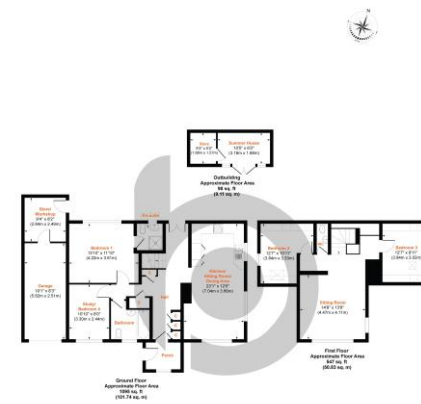
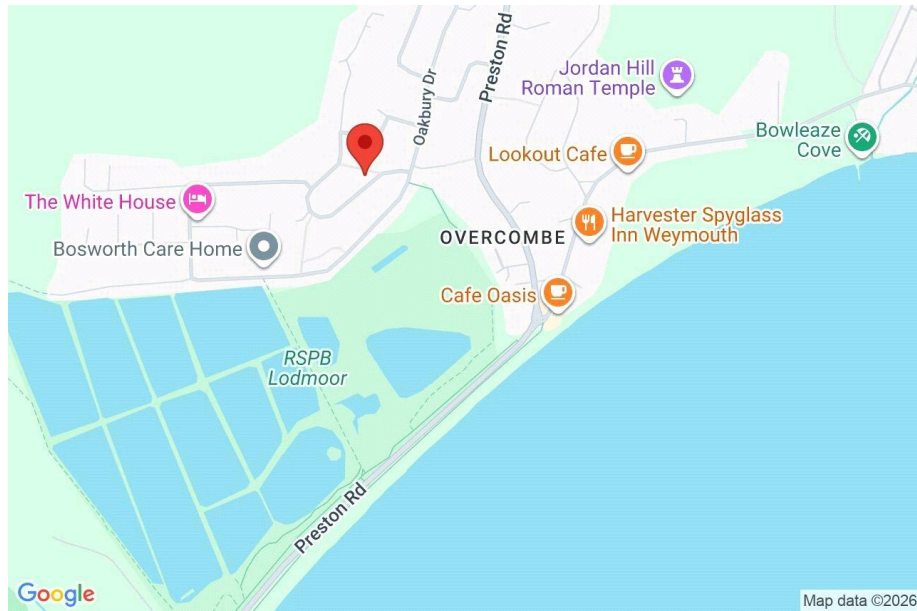
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About the Property

An inviting welcome sets the tone for this coastal home, with a well-arranged entrance hall offering built in storage, ideal after days by the sea. The bright kitchen and dining room enjoy far reaching views, creating a relaxed and sociable space for everyday living. The principal bedroom benefits from a stylish en-suite, while bedroom four offers flexibility as a guest room or home office, alongside a family bathroom. Upstairs, the impressive sitting room is perfectly positioned to enjoy elevated sea views across Bowleaze Cove and Weymouth Bay, with two further - bedrooms and a separate W.C.

Tenure: Freehold
EPC: C (74)
Council Tax - D



Approximate Gross Internal Floor Area 1,828 sq. ft / 169.80 sq. m
 All measurements are approximate and can only be used for guidance purposes only.

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The outdoor space has been carefully designed to embrace the home's coastal setting, offering attractive vantage points from which to enjoy surrounding views and sea air. Low maintenance by nature, the garden provides a relaxed setting for outdoor living and entertaining, featuring a waterfall water feature and a summer house with adjoining store. Practical elements include an adjoining garage and rear workshop offering space for appliances, hobbies or storage. To the front, a wide hardstanding provides generous parking.

Ideally suited to an easy coastal lifestyle with sea views, the property enjoys a peaceful yet convenient position close to Lodmoor Nature Reserve, with scenic walks leading to Bowleaze Cove beach, the Oasis Café and Post Office. Amenities at Chalbury Corner include doctors, chemist and food store. A regular bus service from Preston Road provides easy access into Weymouth.

- Favoured Residential Area
- Close to local Amenities
- Superbly Presented
- 4 Bedrooms
- Kitchen/Diner
- Sitting Room
- 2 Bathrooms
- Gas CH/ DG
- Delightful Gardens
- Sea & Coastal Views
- Close to Nature Reserve
- Garage and Parking



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		







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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.