



Bowleaze Coveway
Preston

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



OFFERED WITH NO ONWARD CHAIN AND WITH THE FREEHOLD TO THE BUILDING is this three-bedroom leasehold apartment, beautifully positioned along our Dorset Coastline, boasting stunning sea views from both the accommodation and balcony and just a short walk away from the popular Overcombe beach opposite. Further accommodation includes a sitting room, kitchen, en-suite facilities and bathroom. The property is currently run as a successful holiday let, fully furnished and equipped, offering the opportunity for someone to carry on the holiday let business, or alternatively, it can be utilized as a second home or main residence. Although the property is located on the first floor, it is wheelchair accessible, with a bridge taking you from the driveway directly up to the front door. In addition, the home enjoys the use of a parking space and further outdoor space. EPC rating C.

Coombe House is located within Bowleaze Cove, an area within Preston and in extremely close proximity to Overcombe beach. Preston is a suburb of Weymouth, approximately two miles north-east of Weymouth town centre. Close by, a range of water sport activities are available. Preston itself boasts a convenience store, Chalbury Food and Wine store and three public houses, The Bridge Inn, The Spice Ship and The Springhead. There is also a local church and primary school, a village hall, used for various activities and a doctors' surgery.



Upon entry to the apartment, you are immediately taken through to the hallway of the property which grants access to some of the accommodation. A spacious inner hallway provides access to the remainder of the rooms and a store is located to the rear.

The sitting room is flooded with natural light and enjoys direct entry on to the balcony, offering beautiful panoramic sea views and outdoor seating space. French doors allow the living area and outdoor space to connect seamlessly.

The kitchen is fitted with a range of neutral wall and base level units with worksurfaces over and tiled splashback. Integral appliances include an electric oven and four-ring hob with extractor hood above. Space is allocated for further appliances and dining furniture.

All three bedrooms are a good-size and bedroom one is favourably accompanied by a fully tiled modern en-suite with double shower cubicle, WC and pedestal wash hand basin.

The main bathroom has been furnished with a bath with part-shower screen and shower attachment and wash hand basin. There is a separate WC.

Flood Risk:

Surface Water - Very Low Risk

Rivers and the Sea - Very Low Risk



<https://check-long-term-flood-risk.service.gov.uk/risk#>

Please check the website for the most current rating.

Services:

Mains electricity, water and drainage are connected. Gas fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are currently unaware of the council tax band due to its holiday let status.

Agents Notes:

Lease length - 999 Years from 1 April 1987.

Please note the property pays 50% towards external maintenance and 1/5 towards the shared driveway. Both are on an as and when basis.



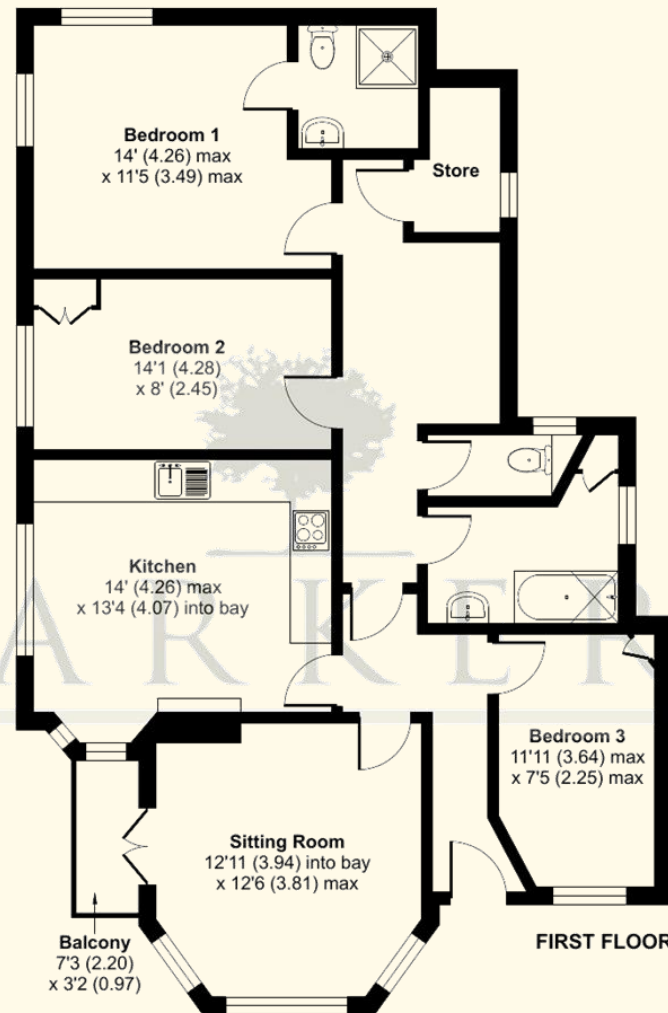
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Parkers Estate Agents. REF: 1254003

Please also note the property is sold as seen with furniture and furnishings included.

Bowleaze Coveaway, Weymouth, DT3

Approximate Area = 1035 sq ft / 96.1 sq m

For identification only - Not to scale



Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.