



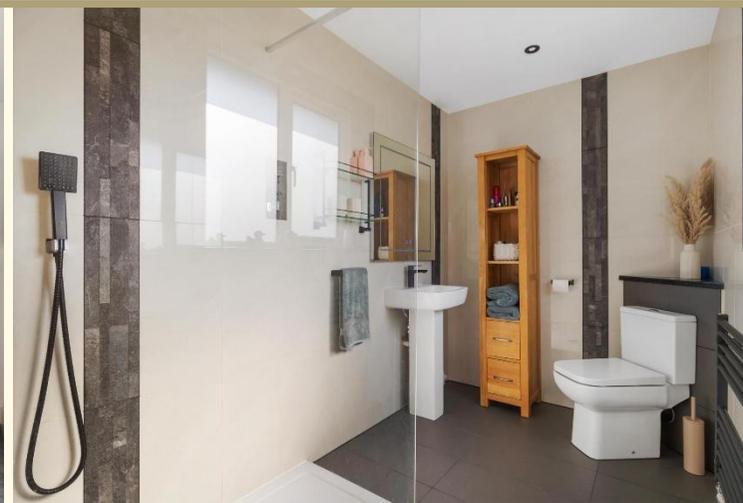
Bowleaze Coveway
Weymouth
£1,100,000





This exceptional detached family home is set along one of Weymouth's most sought-after roads, offering beautifully presented and highly versatile accommodation throughout, finished to a high specification and enhanced by attractive sea views across Bowleaze Cove. The home comprises four double bedrooms, an en-suite to the principal, a family bathroom, sitting room, open-plan kitchen/diner, utility room, office/snug, and ground-floor W/C. Externally, the property benefits from a gated driveway, carport, and a detached garage/workshop, which also contains a gym and toilet facilities. The landscaped rear garden features decking, lawn, patio, bar, hot tub area, and an outdoor pizza oven. EPC rating: C.

Situated in the highly desirable Bowleaze Cove area of Weymouth, the property is within easy reach of local amenities, the beach, and Weymouth town centre, making it an outstanding coastal home. Weymouth is a charming seaside town on the Jurassic Coast, seven miles south of Dorchester, with a picturesque harbour, sandy beaches, nature reserves, schools, and a range of local amenities. The National Sailing Academy nearby attracts local, national, and international visitors, and the town benefits from excellent transport links, including a bypass, cycle paths, regular bus services, and a mainline train service to Bristol Temple Meads and London Waterloo.

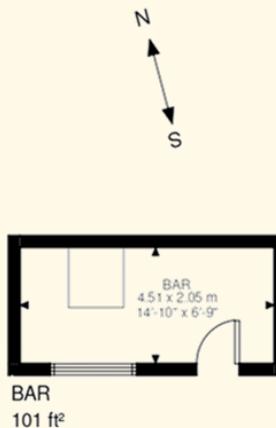
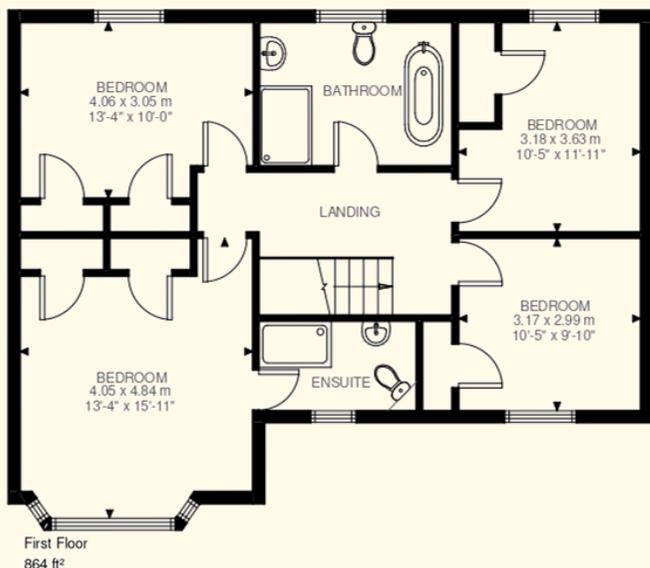


On approaching this impressive property, a gated and spacious block-paved driveway provides extensive off-road parking. To the front, an enclosed decking area offers the perfect vantage point to enjoy the stunning coastal outlook. The driveway leads to a carport with an electric up-and-over door, which in turn provides access to additional parking and a substantial detached garage/workshop, complete with power, lighting, and its own electric door.

Upon entering, a spacious and welcoming hallway with a bespoke solid Oak staircase provides access to a downstairs W/C, storage, and all ground floor principal rooms. The elegant front-aspect sitting room features a bay window with stunning sea views and a wood-burning stove, leading through to an impressive open-plan kitchen/dining room, fitted with modern units, a central island, integrated appliances, space for an American-style fridge/freezer, and bi-fold doors opening onto the rear garden, with ample space for family dining and entertaining. The ground floor also benefits from a versatile office/snug and a well-equipped utility room. To the first floor are four generous double bedrooms and a stylish family bathroom, with the principal bedroom enjoying sea views, fitted wardrobes, and a contemporary en-suite shower room, while the remaining bedrooms also offer fitted storage. The family bathroom is beautifully finished with a freestanding roll-top bath, separate double shower, wash hand basin, and WC.

The rear garden has been thoughtfully landscaped to create a superb outdoor environment, incorporating a combination of decking, lawn, and patio areas. Positioned at the top of the garden is a purpose-built bar, hot tub area, and outdoor pizza oven, making it an ideal setting for alfresco dining and entertaining.





Bowleaze Cove Way, DT3
Approximate Gross Internal Area
283.42 SQ.M / 3051 SQ.FT
(EXCLUDING CARPORT)
CARPORT 33.17 SQ.M / 357 SQ.FT
INCLUSIVE TOTAL AREA 316.59 SQ.M / 3408 SQ.FT
(INCLUDING OUTBUILDING/BAR)
OUTBUILDING/BAR 84.46 SQ.M / 909 SQ.FT
EXCLUSIVE TOTAL AREA 198.96 SQ.M / 2142 SQ.FT

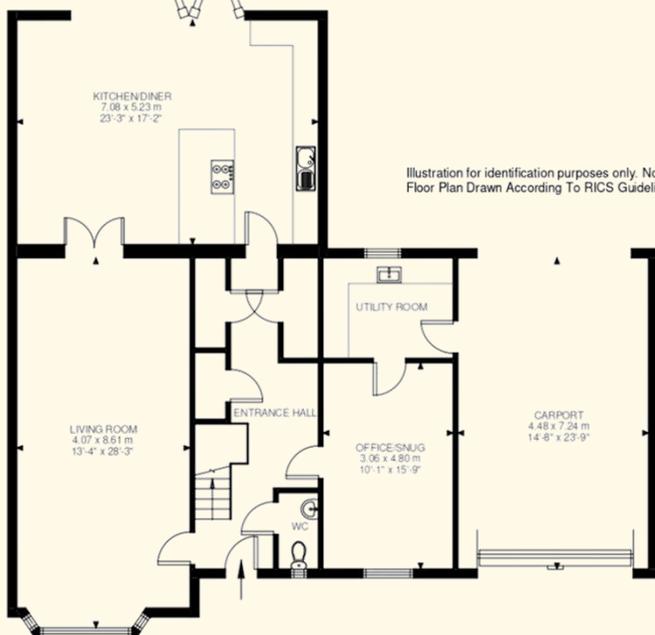


Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.



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.

Services:

Mains electricity and water are connected.
Gas fired central heating.
Wood burner.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Council tax band F.

Broadband and Mobile Service:

At the time of the listing, standard and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit
<https://checker.ofcom.org.uk>

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

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

Stamp duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>