



36 Beaumont Avenue
Weymouth, DT4 7RF

Asking Price £360,000 Freehold



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A spacious 3 bedroom detached chalet bungalow in the popular location of Lodmoor. The property requires updating and modernisation throughout, but boasts a lovely south facing garden, garage and large driveway for multiple vehicles. The property is being offered to the market with no onward chain and would make a fantastic family home with close proximity to St Johns Primary School and local amenities.

Porch

Entrance

Access to all principle rooms and stairs rising to the first floor.

Living Room

14'11" x 10'10" (4.55 x 3.32)

Front facing bay window with feature fireplace. The main access door is blocked and replaced with a fixed internal window so access is now via the lounge/diner.

Lounge/Diner

9'5" x 19'2" (2.88 x 5.86)

Large room with sliding patio doors to the rear garden. A glass partition with glass door separates the room from the living room. Access via another sliding door leads to the sun room.

Kitchen

11'8" x 8'11" (3.56 x 2.74)

A range of eye and base level units, gas hob and electric oven, sink with drainer and a door accessing the sun room.

Sun Room

15'7" 8'7" (4.75 2.63)

Accessed from either the kitchen, Livingroom/diner or the lean to with a lovely aspect into the rear garden.

Lean to

External door to the front of the property, access to the garage and to the rear garden. Supplied with plumbing and electric and previously utilised as a utility area.

Garage

17'8" x 8'4" (5.39 x 2.56)

Access from the lean to with a window into the rear garden and a up and over garage door to front opening onto the driveway.

Bedroom 1

11'6" x 11'3" (3.53 x 3.45)

Double bedroom with rear aspect window, fitted bedroom furniture and access to eaves storage. RESTRICTED HEADHEIGHT.





Bedroom 2 9'10" x 13'6" (3.02 x 4.13)

Front aspect double bedroom with bay window and hand wash basin. RESTRICTED HEADHEIGHT.

WC

Bedroom 3 8'5" x 10'9" (2.57 x 3.28)

Ground floor front aspect bedroom with bay window and built in bedroom furniture.

Shower room

Fitted hand wash basin and WC with corner shower cubicle

Other Information

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard - 5 mbps

Superfast - 74 mbps

Ultrafast - 1800 mbps

Flood Risk

Rivers & Seas - No Risk

Surface Water - Low

Services

The property is supplied with mains gas, electricity and water, and mains drainage.

Legal Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan



Viewing

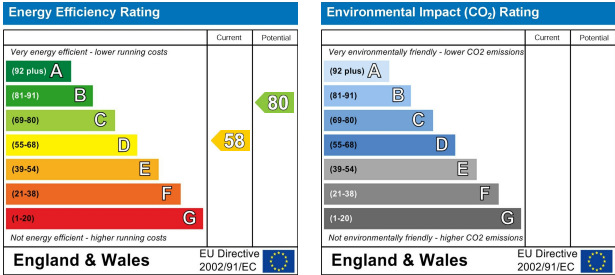
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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