



Fernhill Avenue | | Weymouth | DT4 7QX

**Offers Over £450,000**

BEAUMONT  JONES



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Offers Over £450,000**

We are delighted to offer, with no onward chain, a unique four bedroom extended detached chalet bungalow within the sought after location in Lodmoor. The property offers open-plan living to the first floor running the length of the property. The ground floor offers four bedrooms, integral garage, ba

- Four Bedroom Detached Chalet Bungalow
- Lodmoor Location
- Open-Plan Living to the First Floor
- Far Reaching Views Over Towards The White Horse
- Mature Rear Garden
- Garage & Off Road Parking

**Full Description**

Entrance into the property is via a front aspect double glazed door leading into the hallway. Stairs rise to the first floor, two built in storage cupboards, open under stair storage and a wall mounted radiator. Doors off the hallway lead to all ground floor accommodation. Bedroom one is a generous sized double with a rear aspect double glazed window and a wall mounted radiator. Bedroom two offers two side aspects double glazed windows and a wall mounted radiator. Bedroom three offers a side aspect double glazed window and a wall mounted radiator. Bedroom four offers a side aspect double glazed window and a wall mounted radiator. The bathroom offers a suite comprising a corner bath with a wall mounted shower system over, low level WC, vanity wash hand basin, wall mounted towel rail heater and fully tiled floor to ceiling. The conservatory is a generous size offering dual aspect double glazed windows, side aspect double glazed patio door leading out onto the mature rear garden, glass roof, wall mounted radiator and power points. The integral garage has an electric up and over door, wall mounted gas boiler, space and plumbing for kitchen appliances, power,





Unique design with open-plan living to the first floor with far reaching views over towards the white horse.



lighting and wall mounted electrics.

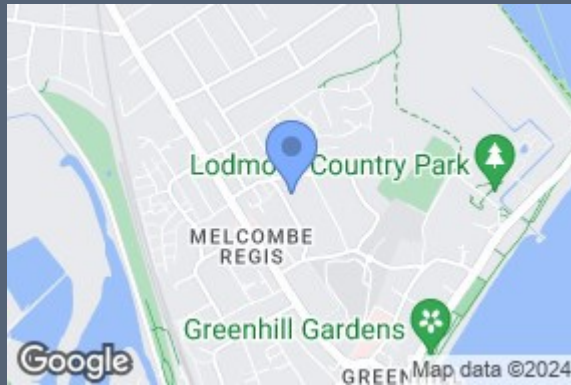
The kitchen/diner and living room are located on the first floor offering exceptional open-plan living space running the whole length of the property. The vendor designed this unique area offering front and rear aspect double glazed apex windows with the rear offering far reaching views over towards The White Horse at Osmington. The kitchen/diner offers a modern fitted kitchen offering a range of eye and base level units with work surfaces over, centre island with integral electric oven, inset four ring electric hob and extractor hood over. Two integrated fridge drawers, space and plumbing for a dishwasher, wall mounted radiator, side aspect Velux skylight and tiled flooring. The living room is raised from the kitchen/diner offering rear aspect double glazed sliding patio doors, gas fire, wall mounted radiator and tiled flooring.

Outside there is a mature rear garden, mainly laid to lawn with a patio area abutting the conservatory. There are various planted shrubs, trees and fruit trees including apple, plumb, pear and cherry. Vegetable patch, greenhouse, garden shed, water supply and gated side access. The front of the property offers a block paved driveway providing off road parking and planted shrubs.

**Location** The property sits within a popular quiet residential road within Lodmoor which is ideally situated moments away from St. John's Primary School. Radipole Primary and Wey Valley Academy are also within the catchment area. Local amenities are within walking distance at Lodmoor Hill. Doctor's surgery, supermarkets, The Lodmoor Country Park and Greenhill beach are also within walking distance. There is a regular bus service close by serving Weymouth & Dorchester.

**Rating Authority:** - Dorset (Weymouth & Portland) Council. **Council Tax Band C.** **Services:** - Gas central heating. Mains electric & drainage.

**Disclaimer:** - 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. Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



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

## Fernhill Avenue, Weymouth, DT4

Approximate Area = 1391 sq ft / 129.2 sq m

Garage = 179 sq ft / 16.6 sq m

Total = 1570 sq ft / 145.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Avenue Sales and Lettings, REF: 1102922

We value more than your property

33 St Thomas Street  
Weymouth  
Dorest  
DT4 8EJ  
01305 787434  
sales@beaumontjones.co.uk  
www.beaumontjones.co.uk