



Monmouth Avenue | Lodmoor | Weymouth | DT3 5JW

£490,000

BEAUMONT  JONES

**Monmouth Avenue | Lodmoor
Weymouth | DT3 5JW
£490,000**

This spacious and modern detached bungalow occupies a sizeable, private plot in Lodmoor. Accommodation includes; three double bedrooms (master en-suite), kitchen/diner, sitting room and family bathroom. Generous sized garage, plenty of parking and generous sized rear garden completes the picture.

- Modern Detached Bungalow
- Three Bedrooms (Master En-suite)
- Sitting Room with Patio Doors onto the Garden
- Sought-After Lodmoor Location
- Kitchen/Diner
- Garage and Ample Parking

Full Description

Accommodation

Access to the property is via the covered porch and front door opening into a welcoming hallway, with a useful storage cupboard and access to the following accommodation.

The spacious sitting room is a light room with triple aspect including patios door offering views over the rear garden. There is plenty of space for comfortable furnishings around the modern focal gas fireplace. The kitchen/dining room would make an excellent space for entertaining, with views to the front aspect and a side access door. There is ample space for a dining table and a solid timber kitchen offering ample wall and base units, complimented by granite worktops and an island unit providing a breakfast bar area. There is a built-in oven, grill, 5 ring gas hob, extractor hood and dishwasher along with space and plumbing for a washing machine.



A spacious and modern detached bungalow occupying a sizeable, private plot in Lodmoor.



The master bedroom is a good-sized double bedroom with built-in double wardrobe and ensuite shower room consisting, double shower, low level WC and pedestal wash hand basin. Bedroom two is a generous sized double bedroom with built-in double wardrobe and front aspect window. Bedroom three is also a double bedroom with views over the garden. The modern fully tiled family bathroom has a bath with shower over and glass screen, low level WC and wash hand basin with vanity storage.

Outside

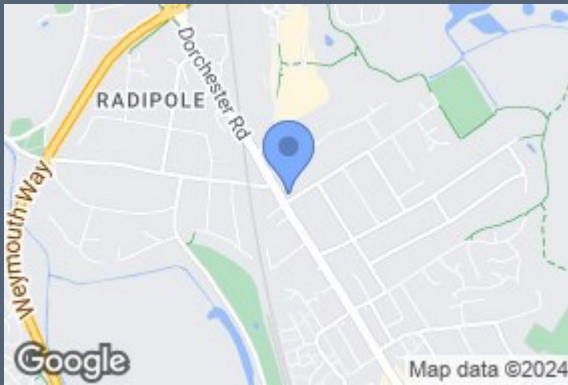
The bungalow is approached via a gravelled driveway and wooden double gates into the front garden, laid to gravel and providing plenty of parking. There is a good-sized garage with up and over door. A block paved parking area and path gives side access to the rear. The rear garden has a patio area abutting the sitting room and a few steps up to the lovely sized garden, currently laid to lawn with a decking area to the side offering plenty of space for garden furniture.

Location

Lodmoor is a highly sought-after location, ideally situated close to local amenities, supermarkets, doctors' surgery and is within the Radipole Primary and Wey Valley Academy catchment area. The Lodmoor Country Park is just a short stroll away with a path leading to Greenhill beach and gardens. Weymouth Rugby Club is also just moments away and a regular bus service is close by serving Weymouth & Dorchester.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

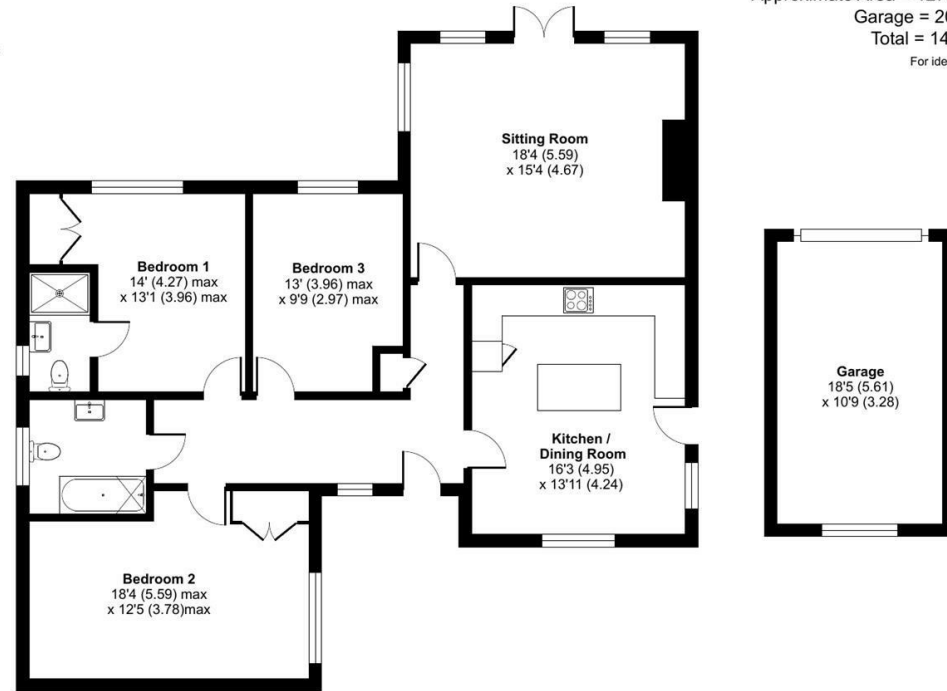
Monmouth Avenue, Weymouth, DT3

Approximate Area = 1276 sq ft / 118.5 sq m

Garage = 200 sq ft / 18.5 sq m

Total = 1476 sq ft / 137 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Beaumont Jones Estate Agents Ltd. REF: 1129962

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