



Sorrel Close | Lodmoor | Weymouth | DT4 7UF

Offers Over £200,000

BEAUMONT  JONES

Sorrel Close | Lodmoor
Weymouth | DT4 7UF
Offers Over £200,000

We are delighted to bring to the market this beautifully presented one bedroom house set in the popular residential location of Lodmoor. Currently a successful holiday let but also well suited for first time buyers, a downgrade or as a buy to let. Offering spacious accommodation including, entrance porch, sitting room, well-equipped kitchen/diner, double bedroom and modern generous sized shower room. Outside there is access to the separate utility room/store, driveway for off-road parking and a private garden area to the front.

- Beautifully Modernised One Bedroom House
- Driveway Providing Off-Road Parking
- Separate Utility/Store
- Set in the Popular Residential Area of Lodmoor
- Modern Well-Equipped Kitchen/Diner
- Private Front Garden Area

Full Description

Accommodation

Positioned in a quiet cul-de-sac, access to the property is via the front driveway and pathway leading to the front door. A welcoming entrance porch provides space for hanging coats with a further door opening into the downstairs accommodation. The sitting room is a lovely size, with front aspect window and ample space for furniture. An archway leads into the modern kitchen/diner with front aspect window and an array of stylish white wall and base units, complimented by a wood effect worksurface/upstands and finished with a metro tiled splashback. Built-in appliances include an oven, gas hob, microwave, fridge, and slimline dishwasher. There is space for a breakfast table to one side of this room. Returning to the sitting



A modernised and spacious one bedroom house with off-road parking and garden area



room, stairs rise to the first-floor landing with large double airing cupboard also providing storage. The bedroom is a generous sized double bedroom with light front aspect and the adjoining bathroom is modern with a large walk in shower cubicle, low level WC and wash hand basin.

Outside

There is a lockable utility area/store adjoining the house, there is space and plumbing for a washing machine whilst also providing a useful storage area. The wide frontage to this house has been mainly laid to gravel for ease of maintenance. There is a driveway offering off-road parking and a fenced area to one side providing a private area for a table and chairs.

Location

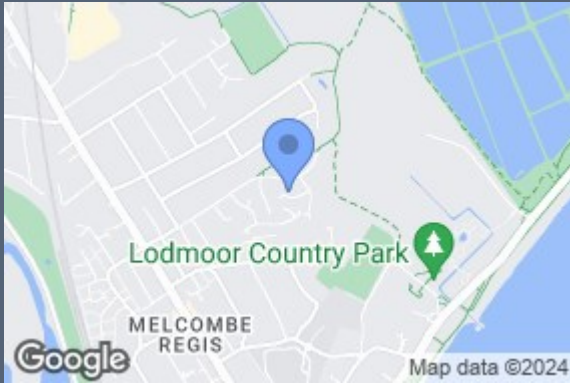
The property sits within the popular residential area of Lodmoor, which is ideally situated close to local amenities, supermarkets and doctors' surgery. The Lodmoor Country Park is just moments away with a path leading to Greenhill beach and gardens, as well as easy access to the RSPB Nature Reserve & Weymouth Rugby club. There is easy access into Weymouth town centre here.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Currently Business Rates, previously Council Tax Band A.

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.

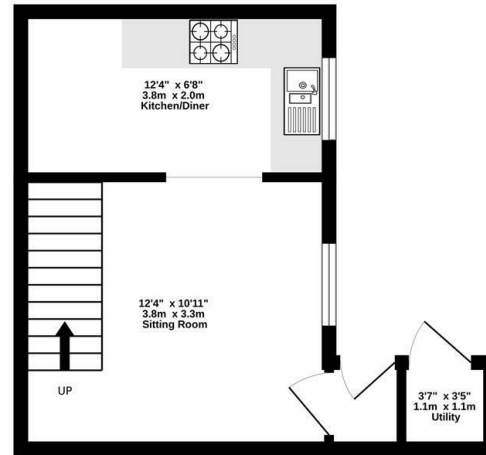
Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



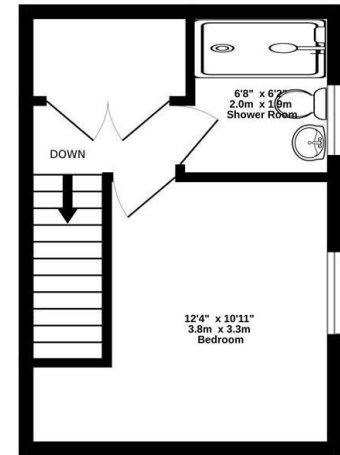
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		71
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

We value more than your property

GROUND FLOOR
239 sq.ft. (22.2 sq.m.) approx.



1ST FLOOR
217 sq.ft. (20.1 sq.m.) approx.



TOTAL FLOOR AREA : 456 sq.ft. (42.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

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