



Monmouth Avenue | Lodmoor | Weymouth | DT3 5JP

Offers Over £475,000

BEAUMONT  JONES

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We are delighted to offer an immaculate and well-presented three double bedroom extended semi-detached family home within the popular location of Lodmoor. Built in 1936 this beautiful family home offers an abundance of living space throughout including a bay-fronted living room, spacious dining room, kitchen/breakfast room, conservatory/garden room, welcoming and spacious hall, downstairs cloakroom, family bathroom with a four piece suite, large mature rear garden, detached garage and off road parking.

- Three Double Bedroom Semi-Detached Family Home
- Immaculate & Well-Presented Throughout
- Detached Garage & Off Road Parking
- Kitchen/Breakfast Room
- Located within Lodmoor, The perfect Family Location with Well-Regarded Schools Close By
- Large Mature Rear Garden
- Beautiful Conservatory/Garden Room
- Bay-Fronted Living Room & Separate Dining Room

Full Description

Entrance into this wonderful family home is via a front aspect door leading into an enclosed storm porch with a further door leading into a spacious and welcoming hall. Stairs rise to the first floor, side aspect double glazed window, an opening leads into a coatroom with a front aspect double glazed window, large built in under stairs storage and original doors lead through to the ground floor accommodation. The cloakroom offers a side aspect double glazed window, low level WC and a wall mounted wash hand basin. The bay-fronted living room boasts a generous size with a front aspect double glazed bay window, picture rail and a gas fire set within a marble hearth and wooden surround. The separate dining room is the perfect size for entertaining and



This beautiful family home is located within the popular location of Lodmoor offering a large mature rear garden.



enjoying family time with an original open fire place and a set of rear aspect double glazed sliding patio doors lead through to the beautiful conservatory/garden room. The spacious kitchen/breakfast room is part of the double storey extension offering a wide range of eye and base level units with work surfaces over, large fixed breakfast bar, space for a gas cooker, integrated dishwasher, space and plumbing for a washing machine, space for a fridge/freezer, kitchen cupboard houses the gas boiler, dual aspect double glazed windows and a side aspect double glazed door leads through to the conservatory/garden room. The beautiful double glazed room is the perfect snug overlooking the mature garden with dual aspect windows, glass roof, tiled flooring, wall mounted heater, LED spot lighting, power points and dual aspect doors lead out onto the garden.

The first floor offers a generous sized landing with a beautiful side aspect double glazed window with Georgian bars, inset stained glass feature within the stairwell, built in airing cupboard, loft access via a hatch with a pull down ladder (fully boarded and insulated with great scope to convert to a further bedroom STPP) and original doors lead through to three good sized double bedrooms and the family bathroom. The master bedroom is a generous sized double with a double built in wardrobe and a rear aspect double glazed window overlooking the mature rear garden. Bedroom two is a further generous sized double offering a double built in wardrobe and a front aspect double glazed window. Bedroom three is part of the double storey extension offering a further good sized double room with dual aspect double glazed windows enjoying far reaching views over Weymouth. The family bathroom boasts a four piece suite including a panel enclosed bath, shower cubicle with a wall mounted mixer shower system, low level WC, wash hand basin, wall mounted radiator and a front aspect double glazed window.

Outside to the rear is a generous sized mature garden mainly laid to lawn with a beautiful tiled patio area abutting the property with access into the detached garage via a side aspect double glazed door. There are various planted shrubs and trees, a raised decking area and hard standing area for garden sheds. The garden has different seating areas to catch the sun at different times of the day. There is a large side access with a gate leading



to the front of the property. The detached garage has an up and over door with power, lighting, side aspect double glazed window and a side aspect double glazed door. The front garden is laid to lawn with planted shrubs and a driveway provides off road parking for two vehicles.

The property sits within a popular residential road in Lodmoor, one of the most desirable locations to live in within Weymouth. The property is ideally situated close to local amenities, supermarkets, doctors surgery and is within the Radipole Primary, St. John's Primary and Wey Valley Academy catchment area. The Lodmoor Country Park is just a short stroll away with paths leading to Overcombe, Greenhill beach and gardens. There is a regular bus service close by, serving Weymouth & Dorchester.

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

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. Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

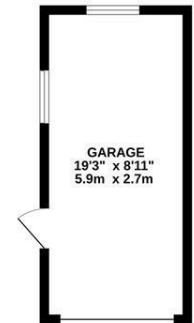
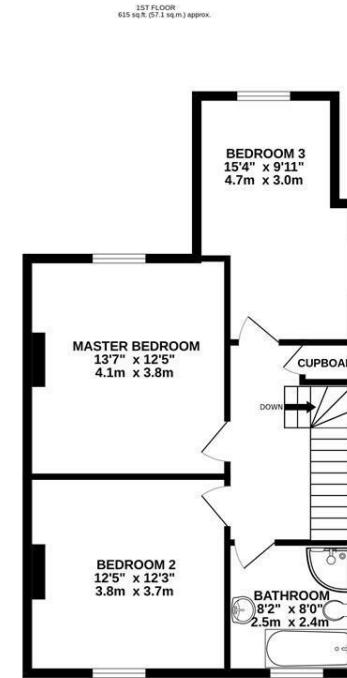
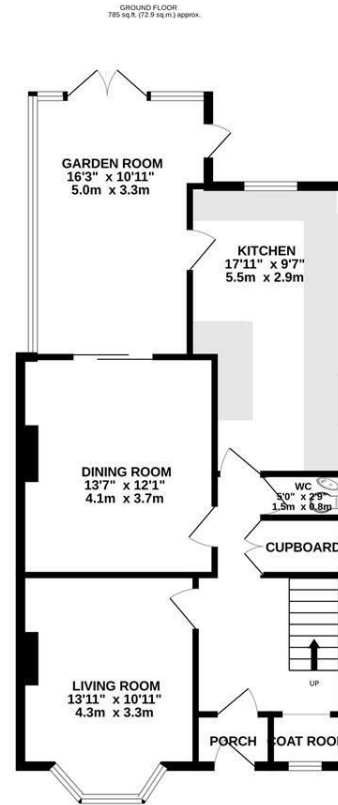


The property is immaculate and well-presented throughout offering an abundance of living space.





| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 | | |
| | 71 | 82 |



TOTAL FLOOR AREA: 1400 sq.ft. (130.1 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.
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We value more than your property

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