



Dorchester Road | Lodmoor | Weymouth | DT4 7JY

**Offers Over £160,000**

BEAUMONT  JONES



## Dorchester Road | Lodmoor Weymouth | DT4 7JY Offers Over £160,000

We are delighted to offer a well-presented two double bedroom second floor flat within a beautiful character building retaining some original features in the popular location of Lodmoor. This would make an excellent first time purchase offering a large open-plan lounge/kitchen, two generous sized double bedrooms, bathroom, utility cupboard and plenty of storage. Viewing is a must to be appreciated.

- Two Double Bedroom Second Floor Flat
- Beautiful Character Building Retaining Some Original Features
- Large Open-Plan Lounge/Kitchen
- Located on Lodmoor Hill, Lodmoor
- Perfect First Time Purchase
- Share of The Freehold
- Well-Presented Throughout
- Loft Access for Storage & Fitted Wardrobes in Bedroom Two

### Full Description

Entrance into the building is via a few steps leading up to a front aspect double glazed composite communal door leading into a communal hallway with stairs rising to all floors. Flat 3 entrance door is on the first floor, upon entering stairs rise to the second floor accommodation offering a split level landing and further stairs rise to the upper second floor. The hall is bright and airy with a rear aspect skylight, loft access via a hatch for storage, built in utility cupboard housing a washing machine and tumble dryer. Doors lead through to the accommodation including two double bedrooms, open-plan lounge/kitchen and bathroom. The large open-plan lounge/kitchen offers great space with two front aspect double glazed windows enjoying far reaching views over Weymouth and a brick feature fireplace. The





This two double bedroom flat is within a beautiful character building retaining some original features.



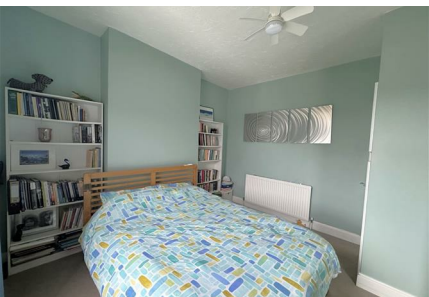
kitchen area comprises eye and base level units with work surfaces over, breakfast bar, sink unit, integral oven with inset four ring gas hob and extractor fan over, space for under counter fridge and freezer and a wall mounted gas combi boiler. Bedroom one is located at the far end of the flat offering a generous sized double with a rear aspect double glazed fire escape window and a feature fireplace. Bedroom two is located next door to the lounge/kitchen offering a further generous sized double with a rear aspect double glazed window and fitted wardrobes, this bedroom is currently being used as the main bedroom. The bathroom offers a suite including a panel enclosed bath with shower attachment over, wash hand basin, low level WC, wall mounted towel rail heater and a side aspect double glazed window.

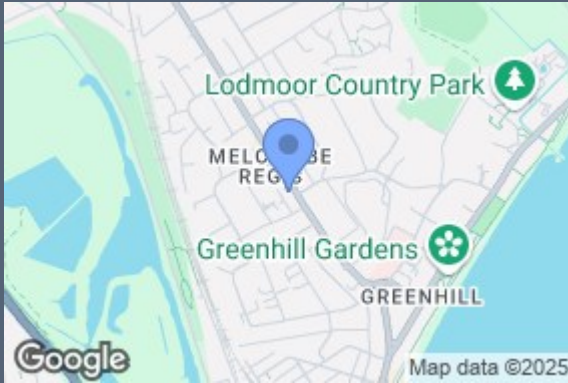
The property is located on Lodmoor Hill, with local amenities on the doorstep including a Tesco's Metro, public house, launderette, fast food takeaways and a post office. There are other big supermarkets close by, regular bus service to Weymouth & Dorchester, walking distance to Weymouth College, St. John's Primary School and the Lodmoor Country Park.

Rating Authority Dorset (Weymouth & Portland) Council. 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
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	

*We value more than your property*



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