



Monmouth Avenue | Lodmoor | Weymouth | DT3 5JW

£300,000

BEAUMONT  JONES

**Monmouth Avenue | Lodmoor
Weymouth | DT3 5JW
£300,000**

We are delighted to bring to the market this rarely available and truly stunning modern two bedroom semi detached house located in the very popular location of Lodmoor. The property offers a beautiful lounge/diner, modern kitchen fully equipped with integral appliances, cloakroom, en-suite, family bathroom, enclosed southerly facing rear garden and driveway providing off road parking for one car. This beautiful home must be viewed to be appreciated.

- Built Circa 2017
- Beautiful South Facing Rear Garden
- Sought-After Lodmoor Location
- Modern and Contemporary Throughout
- Perfect First Time Buy/Downsize
- Driveway for One Car to the Front of Property

Full Description

Entrance into the property is via a front aspect double glazed composite door leading into a hallway with stairs rising to the first floor, tiled flooring, spotlights, wall mounted radiator and doors lead through to the main principle rooms. The cloakroom offers a low level WC with concealed cistern, wall hung wash hand basin, spotlights, part tiled walls and tiled flooring. The generous sized lounge/diner has a rear aspect double glazed UPVC double door opening onto the beautiful rear garden also boasting, wall mounted radiator, large under stair cupboard, in the room there is an abundance of space for living and dining furniture. Returning to the hallway



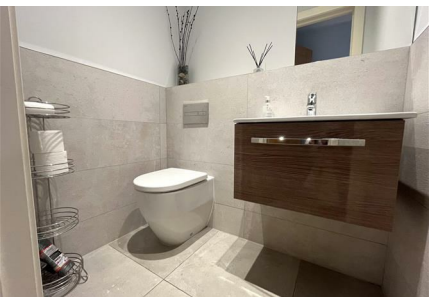
This beautiful family home is located within the popular location of Lodmoor offering a generously sized south facing rear garden.

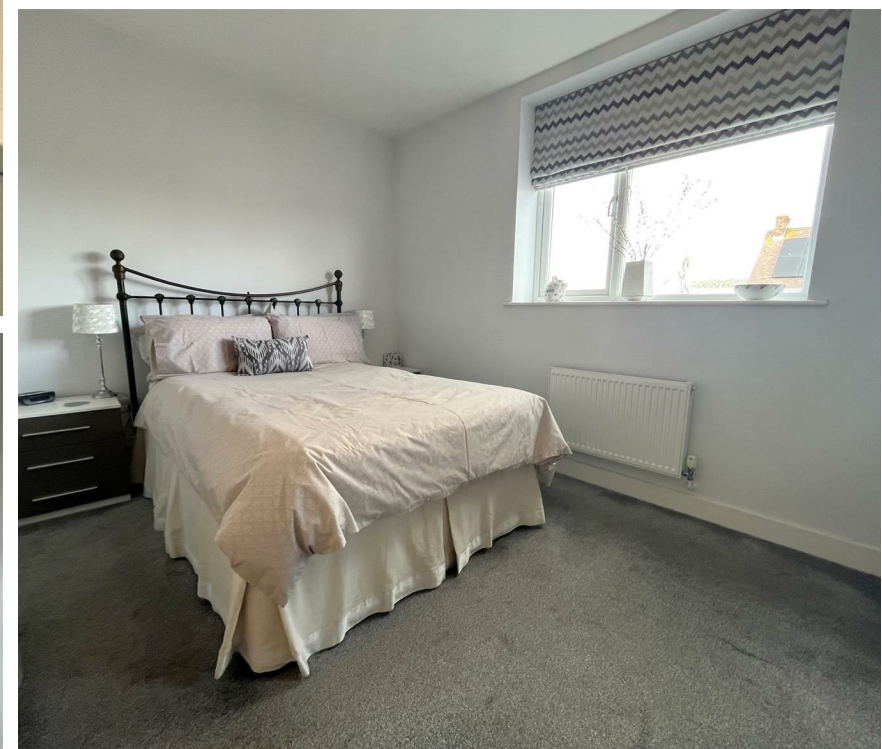
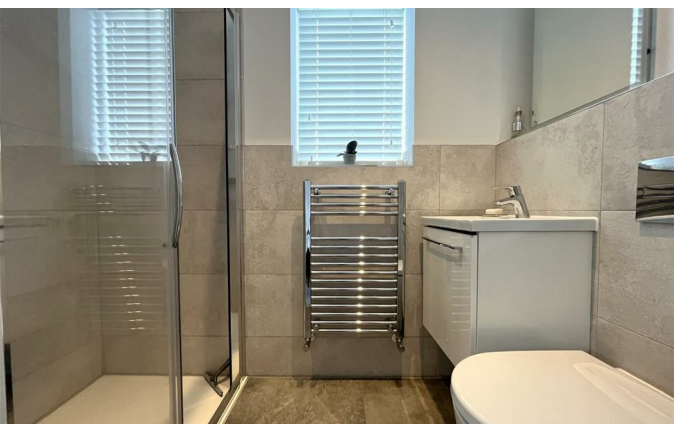


a door leads to the beautiful modern kitchen offering eye and base level units with work surfaces over, integral oven with inset four ring gas burner and extractor hood over, integrated appliances including a dishwasher, washing machine and fridge/freezer, wall mounted radiator, tiled flooring, spotlights and a front aspect double glazed window.

The first floor offers a landing area with a built in cupboard/airing cupboard over the stairwell with access to loft via a hatch and doors lead through to two bedrooms and the family bathroom. Bedroom one is a generous sized double offering a front aspect double glazed window, wall mounted radiator and plenty of space for wardrobes. Bedroom two is a further double and would make the perfect guest room with two double glazed rear aspect Velux windows, large storage cupboard housing combination boiler, wall mounted radiator, eaves storage and an En-Suite. The modern en-suite boasts a side aspect frosted double glazed window, double shower cubicle with a wall mounted mixer shower system, low level WC with concealed cistern, wall hung wash hand basin, spotlights, tiled flooring, part tiled walls and a wall mounted towel rail heater. The family bathroom comprises panel enclosed bath with a wall mounted mixer shower system over, low level WC with concealed cistern, wall hung wash hand basin, spotlights, side aspect double glazed frosted window, tiled flooring, part tiled walls and a wall mounted towel rail heater.

Outside offers a beautiful and well maintained enclosed south facing rear garden offering different sections to enjoy the sunshine throughout the day and into the evening. The garden is mainly laid to lawn plus a patio area abutting the property, creating the perfect space for outdoor seated furniture. There is an external power point and lighting as well as hardstanding to the bottom of the garden for a shed. To the front of the property there is an outside tap, outdoor





lighting, driveway for one car with block paved pathway leading to the front door.

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.

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

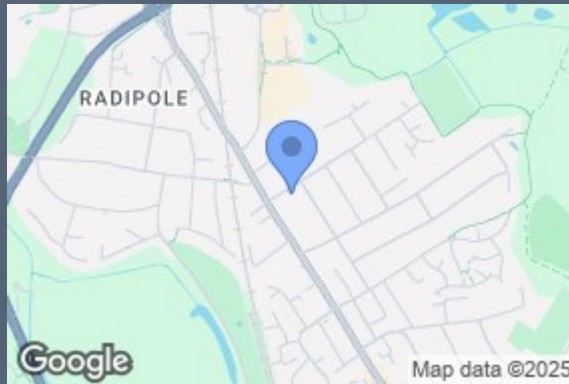
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Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



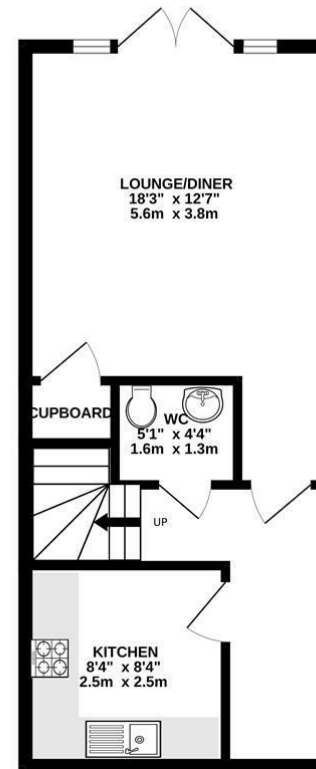
Two double bedrooms, one with En-Suite.



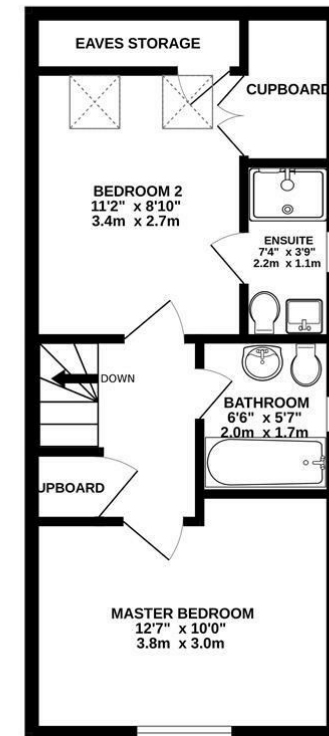


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 755 sq.ft. (70.2 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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