



Princes Drive | Lodmoor | Weymouth | DT4 7UQ

Offers Over £280,000

BEAUMONT  JONES

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Offered with no onward chain, we are delighted to offer an immaculate three bedroom terraced home located within a quiet residential cul-de-sac in Lodmoor. The property is within great school catchment and offers a garage, driveway for two/three cars, Westerly facing rear garden, modern kitchen, lounge/diner, three double bedrooms and modern bathroom. Viewing is highly recommended to be fully appreciated.

- Three Bedroom Terraced Home
- Quiet Residential Location with Access Nearby to the RSPB Nature Reserve
- Popular Lodmoor Location (Moments from Lodmoor Country Park)
- Perfect First Time Purchase/Investment
- Garage & Driveway for Two/Three Cars
- No Onward Chain

Full Description

Accommodation

Entrance is via the double glazed front door opening into a useful porch with side aspect double glazed opaque window and further door opening into the downstairs accommodation. The living/dining room is a generous size with front and rear aspect double glazed windows, wall mounted radiators and there is plenty of space for furniture. From here, doors lead through to the inner hallway with stairs rising to the first floor, large understairs storage and door into the kitchen. The kitchen has a rear aspect window



This immaculate home is located within a residential quiet cul-de-sac in Lodmoor, within walking distance of local amenities and well regarded schools.



overlooking the rear garden, double glazed UPVC door opening onto the rear garden and plenty of wall and base units for storage. There is a built-in four ring electric hob with extractor fan over, oven and grill with integral microwave above. There is space and plumbing for a washing machine as well as space for a fridge freezer.

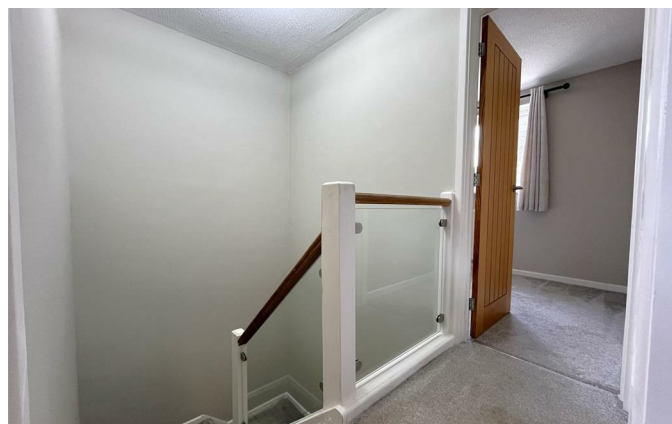
Returning to the hallway, stairs rise and turn to the first floor landing with contemporary glass balustrade, access to loft via hatch and access to the following rooms. The master bedroom is a double bedroom with front aspect window, wall mounted radiator and ample space for bedroom furniture. Bedroom two is also a double bedroom with a rear aspect window overlooking the garden. Bedroom three is a compact double bedroom with a front aspect window. The bathroom is a good size and offers a p shaped bath with glass shower screen, wall mounted mixer shower, low level WC, pedestal wash hand basin and a rear aspect opaque window. There is also a storage cupboard which houses the combination boiler.

Outside

To the front of the house is a driveway offering parking for two/three cars. The garage, with up and over door also has power and light. The sunny Westerly facing rear garden is mostly laid to lawn with patio area abutting the property creating the perfect spot for seated furniture with a pergola over, external water tap and the garden is fence enclosed with a rear access gate.

Location

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

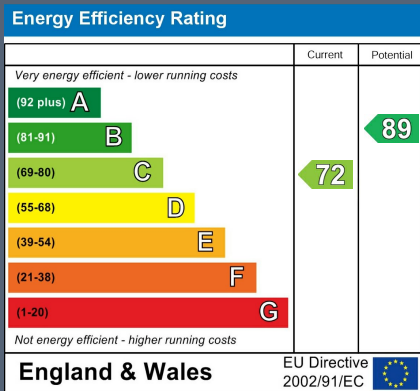


amenities, supermarkets, doctors surgery and is within the Radipole Primary, St. John's Primary and Wey Valley Academy catchment area. Radipole Gardens is moment away with easy access into town, Greenhill beach and gardens. There is a regular bus service close by, serving Weymouth & Dorchester.

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

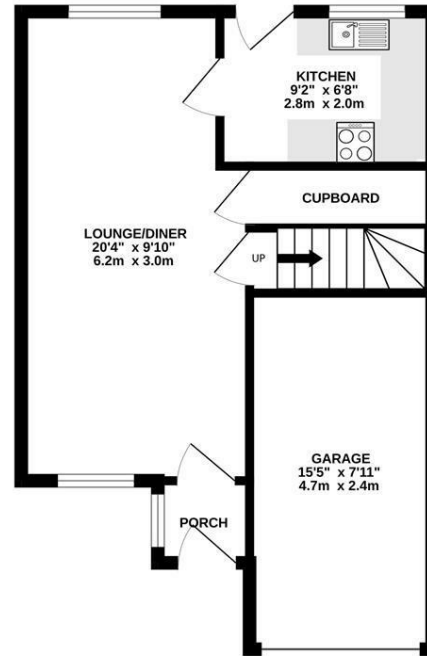
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Offered with no onward chain with garage, driveway and a Westerly facing rear garden.

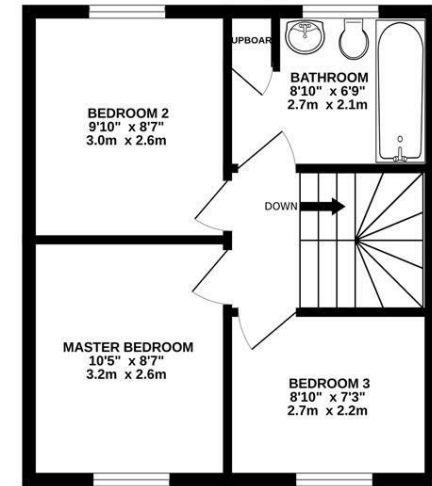


We value more than your property

GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 784 sq.ft. (72.9 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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