



Monmouth Avenue | Lodmoor | Weymouth | DT3 5JR

£380,000

BEAUMONT  JONES

**Monmouth Avenue | Lodmoor
Weymouth | DT3 5JR
£380,000**

We are delighted to offer a three/four bedroom detached family home within the popular location of Lodmoor. The property boasts a block paved driveway with a covered car port, converted garage into an office and utility, this could easily be a further bedroom. Other benefits include a modern style fitted kitchen, downstairs cloakroom, spacious lounge/diner, family bathroom and an enclosed rear garden. Viewing is highly recommended to be appreciated.

- Three/Four Bedroom Detached Family Home
- Great School Catchment
- Enclosed Rear Garden
- Converted Garage Currently Used As A Home Office & Utility (Could Be Bedroom Four)
- Perfect Family Home
- Located In Lodmoor
- Block Paved Driveway With A Covered Car Port
- Downstairs Cloakroom
- Generous Size Lounge/Diner

Full Description

Entrance into this perfect family home is via a front aspect double glazed door leading into the hall with stairs rising to the first floor and doors lead through to the principle rooms. The cloakroom room has a side aspect double glazed window, low level WC and a wall mounted wash hand basin. The modern style fitted kitchen is a generous size boasting a range of eye and base level units with work surfaces over, integral eye level double oven with inset four ring induction hob and extractor hood over (gas point available behind) integrated dishwasher, space for a fridge/freezer, front aspect double glazed window and a side aspect double



This family home is located within Lodmoor just moments away from the Lodmoor Country Park and well-regarded schools.



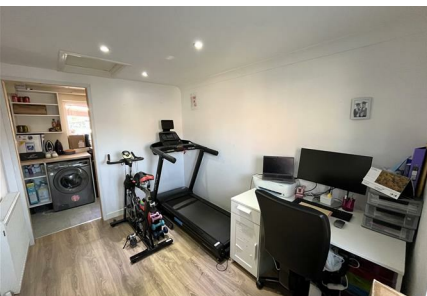
glazed door leading out onto the covered car port and driveway. The spacious lounge/diner has great space for large furniture and a dining table and chairs. This room offers a built-in under stairs storage cupboard, rear aspect double glazed window and a set of rear aspect double glazed sliding patio doors leading out onto the enclosed garden. A door off the lounge/diner leads through to the converted garage, currently divided into a home office and utility with rear aspect double glazed patio doors leading out onto the garden, fitted storage, space and plumbing for a washing machine and tumble dryer, front aspect double glazed window and loft access via a hatch. This area could easily be turned into a further bedroom for ground floor living.



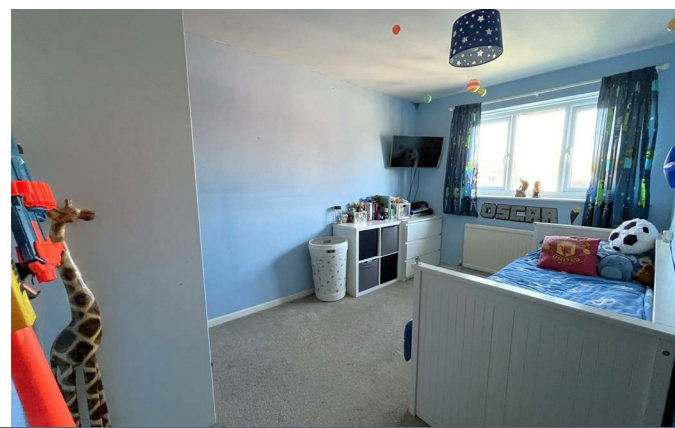
The first floor offers a landing area with loft access via a hatch, side aspect double glazed window, built-in airing cupboard housing the gas boiler and doors lead through to the three bedrooms and family bathroom. The master bedroom is a generous sized double with a front aspect double glazed window. Bedroom two is a further double with a rear aspect double glazed window. Bedroom three is a well proportioned single with a rear aspect double glazed window. The family bathroom comprises a suite including a panel enclosed bath with a wall mounted mixer shower system over, low level WC, wash hand basin, wall mounted towel rail heater and a front aspect double glazed window.



Outside boasts an enclosed rear garden laid to lawn and decking with gated side access. The front offers a block paved driveway providing off road parking for three vehicles, car charging point and a covered car port.



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.

EPC TO FOLLOW.

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.



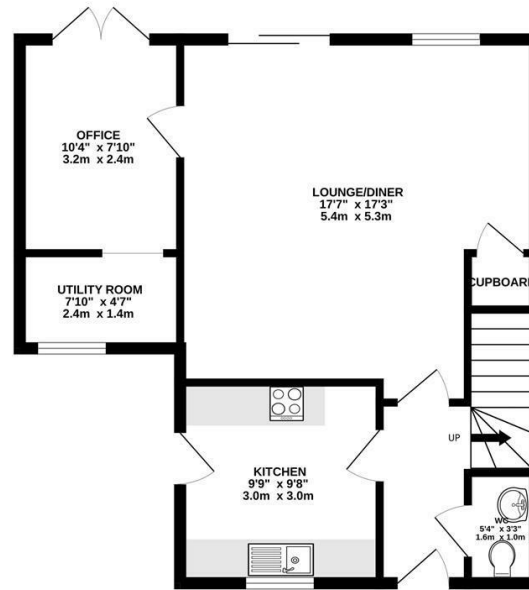
Converted garage currently being used as a home office & utility, could easily be converted into a further bedroom.



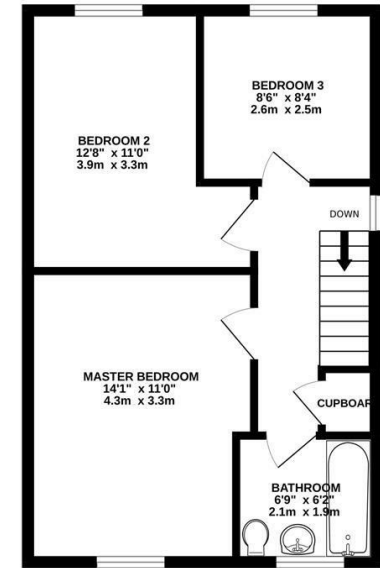


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
572 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1024 sq.ft. (95.1 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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