



Weymouth Bay Avenue | Lodmoor | Weymouth | DT3 5AD

Guide Price £525,000

BEAUMONT  JONES

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We are delighted to offer a well-presented three/four double bedroom bay-fronted detached family home within the popular location of Lodmoor. The property is situated within a desirable residential road, just moments away from the Lodmoor Country park and within a great school catchment. The property boasts a large mature rear garden, block paved driveway providing off road parking for up to four vehicles, spacious living room, converted garage currently being used as a further bedroom, generous sized kitchen opening into a conservatory/sun room with an insulated roof, downstairs cloakroom and a modern family bathroom. This beautiful home must be viewed to be appreciated.

- Three/Four Double Bedroom Detached Family Home
- Large Mature Rear Garden
- Converted Garage Currently Being Used As A Further Bedroom
- Spacious Living Room With An Open Working Fire
- Well-Presented Throughout
- Block Paved Driveway Providing off Road Parking For Up To Four Vehicles
- Downstairs Cloakroom & Modern Family Bathroom
- Generous Sized Kitchen Opening Into a Spacious Dining Room

Full Description

Entrance into this beautiful family home is via a front aspect double glazed door leading into an enclosed storm porch, a wooden stained glass door leads through to a spacious and welcoming hall with stairs rising to the first floor, front aspect stained glass windows, built-in under stairs storage cupboard and doors lead through to the ground floor accommodation. The spacious bay-fronted living room boasts a beautiful working open fire set within a wooden surround and marble hearth. The converted garage is currently being used as a further bedroom however it can have multiple uses such as a snug and a home office. There is a rear aspect double glazed



This beautiful family home has an abundance of living space as well as a large mature rear garden.



door leading out onto the garden, dual aspect double glazed windows and loft access via a hatch. The useful cloakroom has a low level WC with tiled flooring and walls. The generous sized kitchen opens into a spacious dining room creating a great family entertaining area. The modern style fitted kitchen comprises a range of eye and base level units with work surfaces over, space for a gas Range cooker with a fitted extractor hood over, space and plumbing for a washing machine, integrated dishwasher, space for an American style fridge/freezer, dual aspect double glazed windows and a kitchen cupboard houses the gas boiler. The dining room has plenty of space for a large dining table and chairs, feature fireplace and a set of rear aspect double glazed bi-fold doors leads through to the conservatory/sun room. This is the perfect relaxation room overlooking the mature rear garden with the added advantage of an insulated roof with a Velux Skylight to enjoy all year round. A set of rear aspect double glazed patio doors lead out onto the raised decking with a further side aspect double glazed door, power, lighting and a wall mounted radiator.

The first floor boasts a generous sized landing with a side aspect double glazed window, loft access via a hatch and doors lead through to the three double bedrooms and family bathroom. The master bedroom is a generous sized double with a front aspect double glazed bay window and three built-in wardrobes. Bedroom two is a further generous sized double boasting dual aspect double glazed windows including a bay window overlooking the mature rear garden. Bedroom three is good sized double with a built-in wardrobe and a rear aspect double glazed window overlooking the mature rear garden. The family bathroom has a modern suite comprising a panel enclosed bath with a wall mounted mixer shower system over, low level WC, wash hand basin wall mounted towel rail heater, tiled floor, partially tiled walls and a front aspect double glazed window.



Outside offers a large mature rear garden mainly laid to lawn with a large raised decking area abutting the property. There's various planted shrubs, trees, palm trees as well as a brick built store with power and lighting, summerhouse, greenhouse, external power socket and gated side access. The front offers a block paved driveway providing off road parking for up to four vehicles.

The property sits within a desirable 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.



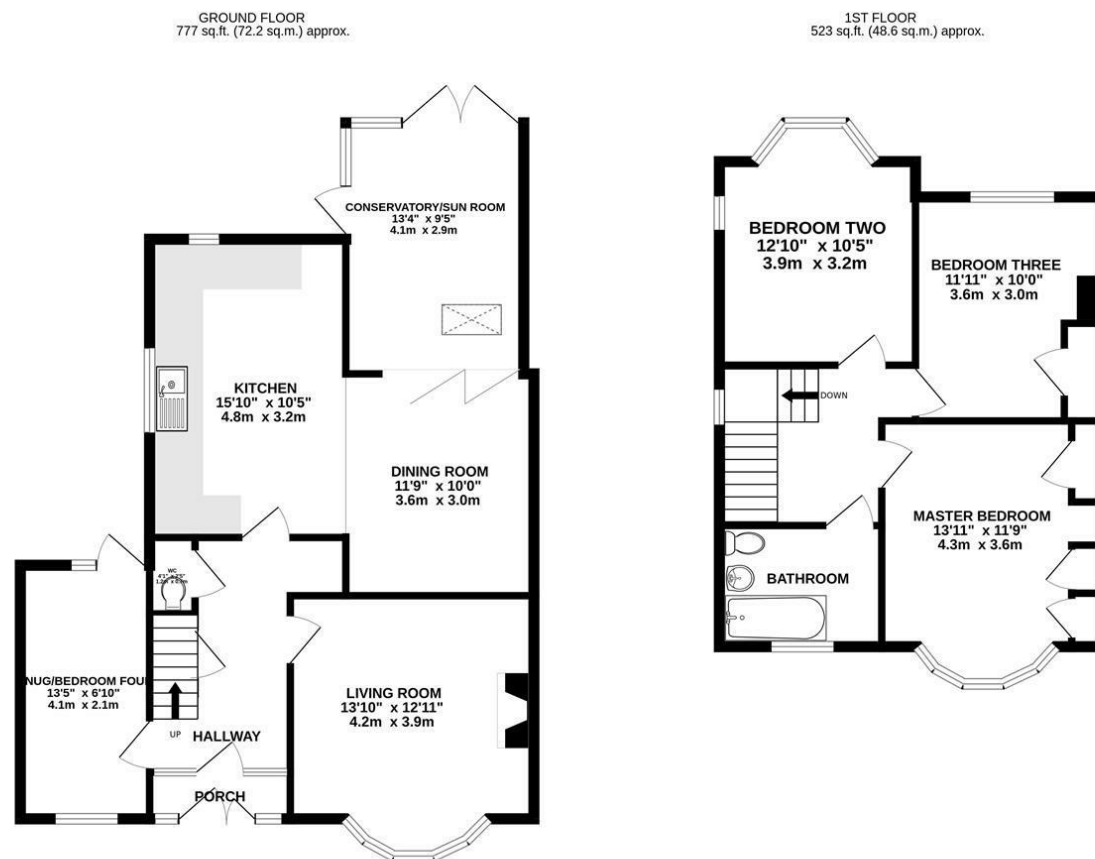
Located within Lodmoor, just moments away from the Lodmoor Country Park and well-regarded schools close by.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(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	

We value more than your property



TOTAL FLOOR AREA : 1300 sq.ft. (120.8 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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