



Beaumont Avenue | Lodmoor | Weymouth | DT4 7RG

Guide Price £420,000

BEAUMONT  JONES

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We are delighted to offer an immaculate two double bedroom detached Bungalow within a popular residential road in Lodmoor. Boasting a South-Facing landscaped rear garden, block paved Driveway and within walking distance of The Lodmoor Country Park, this property would make an excellent downsize and must be viewed. The property offers a spacious living room opening into a dining area, generous sized modern fitted kitchen, conservatory/sun room with an insulated roof & roof lantern, modern shower room and a converted garage into a utility room with remaining garage space for storage.

- Immaculate Two Double Bedroom Detached Bungalow
- Popular Residential Road Within Lodmoor
- South-Facing Landscaped Rear Garden
- Block Paved Driveway Providing off Road Parking
- Converted Garage Into A Utility Room With Some Garage Space for Storage
- Conservatory/Sun Room With An Insulated Roof & Roof Lantern
- Generous Sized Modern Fitted Kitchen
- Spacious Lounge/Diner
- Perfect Downsize & Must Be Viewed
- Moments Away From The Lodmoor Country Park

Full Description

Entrance into this well-presented bungalow is via a front aspect double glazed composite door leading into a vestibule with a glazed door leading through to the hallway and and a sliding door leads through to the utility room. The utility room is part of a garage conversion offering great space for storage along with space and plumbing for a washing machine and tumble dryer. Sink unit and a side aspect double glazed door leads out onto the side access and rear garden. The welcoming hall has loft access via a hatch and doors lead through to principle rooms. The spacious living room open into the dining area offering great space for



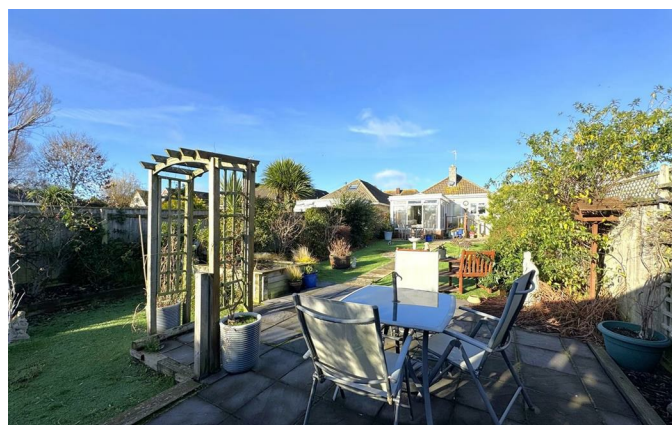
This immaculate two double bedroom detached bungalow is located within a popular residential road in Lodmoor, just moments away from The Lodmoor Country Park.



furniture, electric fire and a side aspect double glazed window. The dining area has plenty of space for a dining table and chairs, glazed door leads through to the kitchen and a set of rear aspect sliding patio doors lead through to the conservatory/sun room. This is the perfect relaxation room which can be enjoyed all year round with an insulated roof with a roof lantern. Dual aspect double glazed windows overlook the landscaped South facing rear garden, side aspect double glazed sliding door leads out onto the garden, power, lighting and a wall mounted heater. The generous sized modern fitted kitchen comprises eye and base level units with work surfaces over, integral eye level double NEFF oven with inset four ring NEFF gas hob and extractor hood over, integrated dishwasher, space for a fridge/freezer, built-in airing cupboard housing the gas boiler, rear aspect double glazed window and a rear aspect double glazed door leading out onto the garden. Reverting back to the hall doors lead through to the two double bedrooms and modern shower room.

The master bedroom is a generous sized double with a front aspect double glazed window. Bedroom two is a further double with a side aspect double glazed window. The recently modernised shower room comprises a suite including a double walk-in shower with a rainfall shower system, vanity wash hand basin combined with a WC and concealed cistern, wall mounted towel rail heater and a side aspect double glazed window.

Outside boasts a South-Facing landscaped rear garden laid to artificial grass and patio with planted borders, shrubs and Palm trees for low maintenance. There are two patio areas to enjoy the sun throughout the day, raised pond, gated side access and plenty of space for gardens sheds and a summerhouse. To the front of the property is a garden area lain to slate with planted shrubs plus a block paved driveway



providing off road parking for two cars.

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 C. 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.

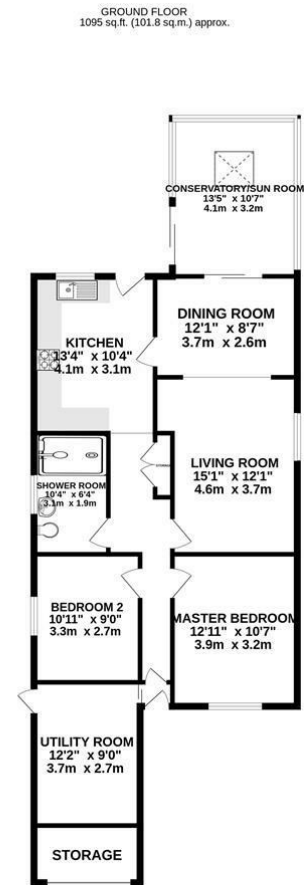


The property boasts a conservatory/sun room with an insulated roof overlooking the South-Facing rear garden.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	66	82
(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	



TOTAL FLOOR AREA: 1095 sq.ft. (101.8 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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33 St Thomas Street
Weymouth
Dorset
DT4 8EJ
01305 787434
sales@beaumontjones.co.uk
www.beaumontjones.co.uk

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