



Connells
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FOR SALE

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Monmouth Avenue
Weymouth



Property Description

Set in the popular Lodmoor area this beautiful, three bedroom detached house offers countryside views to the rear of the property and is a fantastic family home! Upon entering the property, you are met with an entrance hall with doors leading to a dual aspect living room which offers a light and airy living space, an open plan kitchen/dining room which offers a variety of wall and base units and a downstairs WC for ease. On the first floor, the property benefits from two double bedrooms, one single bedroom and the family bathroom. This wonderful home benefits from front and rear garden, mostly laid to lawn with a mature shrub border for privacy, ample off road driveway parking along with a single garage. This property, after some modernisation will become a beautiful family home, viewings are welcomed to appreciate the property and what it offers!

Open Plan Living

Lounge

10' 8" x 16' 4" (3.25m x 4.98m)

Front aspect double glazed window, radiator, telephone point, television point, stone feature fireplace with gas fire and double glazed sliding doors to rear garden.

Dining Room

10' x 8' (3.05m x 2.44m)

Double glazed window to rear and radiator.

Kitchen

10' 8" x 7' 9" (3.25m x 2.36m)

Fitted kitchen with a range of wall and base units incorporating a one and a half bowl sink drainer unit with worksurfaces over, integrated electric hob with double oven and cooker hood, space for appliance, double glazed window to front and door to driveway/garage.

Accommodation

Entrance Hall

Understairs cupboard and radiator.

Cloakroom

Double glazed window to rear, radiator, WC and wash hand basin.

First Floor

Landing

Dual aspect double glazed window to front and rear with countryside views, access to loft hatch, and cupboard housing boiler and water tank.



Bedroom One

9' 6" x 10' 8" (2.90m x 3.25m)

Double glazed window to front with views over Weymouth Rugby Club and radiator.

Bedroom Two

10' 9" into wardrobe x 9' 9" (3.28m into wardrobe x 2.97m)

Double glazed window to rear, radiator and built in wardrobe with glass door.

Bedroom Three / Study

6' 6" x 10' 8" (1.98m x 3.25m)

Double glazed window to rear, radiator and telephone point.

Bathroom

Double glazed window to front, suite comprising bath with shower over, WC and wash hand basin, fully tiled and radiator.

Outside

Front Garden

Laid to lawn with mature shrub border for privacy.

Rear Garden

From sliding doors, decking with steps down to patio area and rest is laid to lawn, countryside views and shed for storage.

Driveway

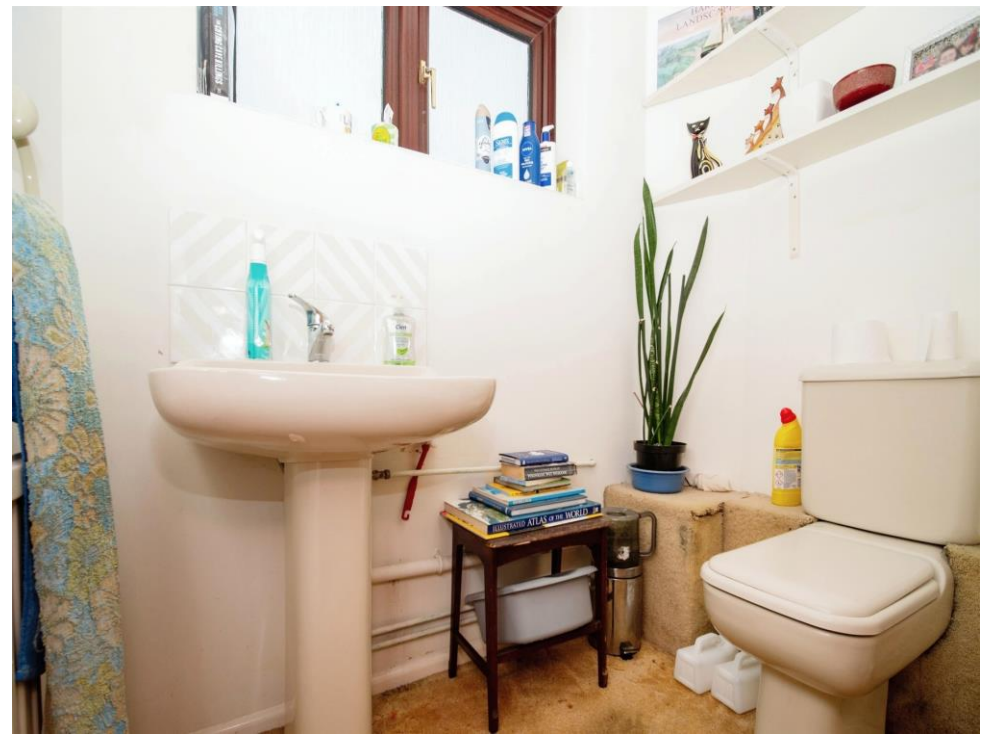
Parking for two cars.

Garage

16' 4" x 8' 7" (4.98m x 2.62m)

Up and over door with door to garden, double glazed window to rear, power, light and electric consumer unit.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: D

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Tenure: Freehold



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