



Instinct Guides You



Dale Avenue, Weymouth Offers In Excess Of £300,000

- Off Road Parking
- Two Reception Rooms
- Open Plan Kitchen Dining Space
- Transport Links in Close Proximity
- Lodmoor, Weymouth
- Close to Schools
- Well Presented Throughout
- Level Walk to Town and the Beach



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Nestled in the sought-after area of LODMOOR, this WELL PRESENTED three bedroom property, with OFF ROAD PARKING is a fantastic family home that is CLOSE TO SCHOOLS and boasts TWO RECEPTION ROOMS. This home offers a delightful blend of comfort and styles, perfect for entertaining guests or simply unwinding after a long day.

The hub of this home is the large open plan living space, thoughtfully designed to allow sunlight from the sun room to fill the space, creating a warm and inviting atmosphere with further openness to the sunroom providing a tranquil environment to relax while enjoying views of the garden.

In contrast the living room is a cosy retreat, complete with a large bay window that provides texture to the space while increasing its size and allowing light to infect the whole room.

This property also features three inviting bedrooms, two of which are generously sized doubles. The larger double bedroom is a true gem, enhanced by a beautiful bay window that floods the room with natural light. a modern shower room, showcasing an attractive herringbone tile design that adds a touch of elegance completed upstairs.

Step outside to discover a good-sized garden, featuring a raised decking area perfect for al fresco dining or simply soaking up the sun. The lawn offers ample space for outdoor activities, making it an ideal spot for all ages. This property on Dale Avenue offers a harmonious blend of comfort, style, and functionality.

Room Dimensions

Living Room 15'1" into bay x 10'5" max (4.6 into bay x 3.2 max)

Kitching/ Dining Room 16'4" max x 12'9" max (5.0 max x 3.9 max)

Sun Room 15'1" x 8'2" (4.6 x 2.5)

Bedroom One 14'9" into bay x 9'6" (4.5 into bay x 2.9)

Bedroom Two 12'9" x 10'2" max (3.9 x 3.1 max)

Bedroom Three 8'10" x 6'6" (2.7 x 2.0)

Shower Room 6'2" x 5'6" (1.9 x 1.7)



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Energy Efficiency Rating	
Current	Potential
70	85

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

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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