



Instinct Guides You



## Lynmoor Road, Weymouth Offers In Excess Of £400,000

- Lodmoor
- Moments From Beach
- Large South/Westerly Garden
- Garage & Driveway
- No Onward Chain
- Extended Accommodation
- Period Home In Popular Location
- In Need Of Some Modernisation



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Situated within the popular location of LODMOOR, this EXTENDED three bedroom detached home offers generous living accommodation with two reception rooms, a LARGE SOUTH/WESTERLY GARDEN, GARAGE and DRIVEWAY and is being sold with NO ONWARD CHAIN. The property is ideally positioned just moments from the beach & town centre amenities including popular schools, making it an excellent choice for families or those seeking a coastal lifestyle with convenience.

The property is approached via a driveway leading to the front entrance. Inside, a hallway provides access to the principal ground floor rooms and staircase to the first floor. To the front lies the dining room, featuring a large bay window that fills the space with natural light. The adjoining living room forms part of the extension and is a spacious area with patio doors opening onto the rear garden, creating a bright and versatile family space. The kitchen is fitted with a range of base & wall mounted units, tiled splashbacks & work surfaces, with a window overlooking the garden and a side door providing outdoor access. A ground floor cloakroom with WC is also accessed from the hallway.

On the first floor, the landing leads to three bedrooms and the family bathroom. The main bedroom is a well proportioned double located at the front of the property with a wide bay window. Bedroom two, another generous double, enjoys views over the rear garden, while the third bedroom provides additional space suitable for a single bed or study. The bathroom is fitted with a bath and wash hand basin, complemented by a separate WC adjacent.

Outside, the property benefits from a substantial south westerly facing garden that captures the afternoon and evening sun. The garden is mainly laid to lawn with mature trees and shrubs creating a private and established setting, while a paved terrace adjoining the house provides an ideal space for outdoor seating or dining. To the front is a driveway providing off road parking and a garage.

## Room Dimensions

Living Room 13'3" max x 12'6" + bay (4.04 max x 3.82 + bay)

Dining Area 22'1" x 12'1" (6.75 x 3.70)

Kitchen 15'8" max x 6'7" max (4.80 max x 2.03 max )

Bedroom One 12'7" + bay x 11'8" (3.84 + bay x 3.57)

Bedroom Two 12'4" x 12'0" (3.76 x 3.67)

Bedroom Three 7'11" x 7'8" + bay (2.43 x 2.35 + bay)

Bathroom 7'6" x 5'8" (2.29 x 1.75)

W.C 4'4" x 2'3" (1.33 x 0.71)

Garage 17'5" x 9'2" (5.32 x 2.8)



| 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                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.