



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.



| 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 | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

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

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.