



AUSTIN 
ESTATE AGENTS

Coombe Avenue

Lodmoor

Weymouth

Dorset

DT4 7TR

Offers over £400,000

SUMMARY

- Detached Bungalow
- Three Bedrooms
- Spacious Lounge / Diner
- Conservatory
- Modern Fitted Kitchen
- Modern Bathroom
- Separate WC
- Front Garden & Driveway
- Detached Garage
- Rear Garden





SUMMARY OF ACCOMMODATION

Entrance Porch

Entrance Hallway

Lounge 15' 9" max x 10' 2" max (4.80m max x 3.11m max)

Kitchen 12' 0" x 8' 8" (3.66m x 2.63m)

Conservatory 6' 3" x 6' 7" (1.90m x 2.00m)

WC

Bedroom One 12' 1" x 12' 2" plus bay (3.69m x 3.70m plus bay)

Bedroom Two 12' 0" x 11' 2" plus bay (3.65m x 3.40m plus bay)

Bedroom Three 10' 4" x 11' 0" (3.14m x 3.35m)

Bathroom 10' 4" x 7' 5" (3.14m x 2.25m)

Porch

OUTSIDE

Front Garden

Driveway

Garage

Rear Garden

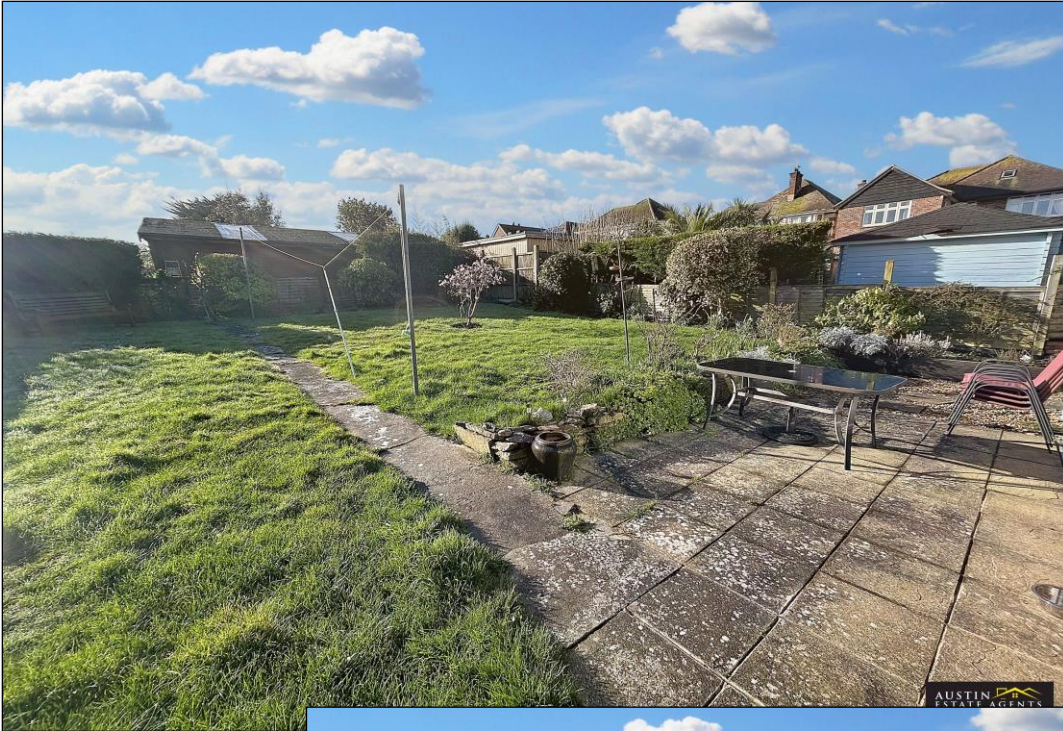
THE PROPERTY

We are delighted to present to the market this beautiful detached bungalow situated in the heart of Lodmoor. The property features three double bedrooms, spacious lounge / diner, conservatory, modern fitted kitchen and bathroom as well as an additional WC with double glazing and gas central heating. Outside the property boasts pleasant gardens to the front and rear, an independent driveway and a detached garage. We strongly recommend viewing to appreciate the accommodation on offer.

Access to the bungalow is obtained via the double glazed entrance porch, which leads into an inviting reception hallway hosting doors to all rooms. The lounge / diner is situated to the rear aspect with a feature fireplace and large double glazed patio doors with pleasant views of the conservatory and rear garden beyond. The conservatory is full of natural light from large double glazed windows to the rear, overlooking the rear garden with a double glazed door to the side giving access to the garden. An additional door leads into ground floor cloakroom with low-level WC and wash hand basin. The kitchen is tastefully fitted with a modern range of matching eye level and base units, contrasting worktop surfaces, integral four ring gas hob, double electric oven and stainless steel extractor canopy. There is ample space for additional domestic appliances.

The bungalow hosts three double bedrooms. Bedrooms one and two are found to the front of the property enhanced by a large bay window dressed with plantation shutters. Bedroom one features built in wardrobes along one wall and bedroom two a coal effect fireplace. Attractive views over the surrounding area can be enjoyed from the front aspect of both rooms. Bedroom three is situated to the rear aspect with a double glazed window providing excellent natural light and overlooking the rear garden with built in wardrobes. The bathroom is spacious and comprises a low level WC, pedestal wash hand basin and panelled bath as well as an independent shower cubicle, extractor fan, heated towel rail and tiling to the walls and floor.





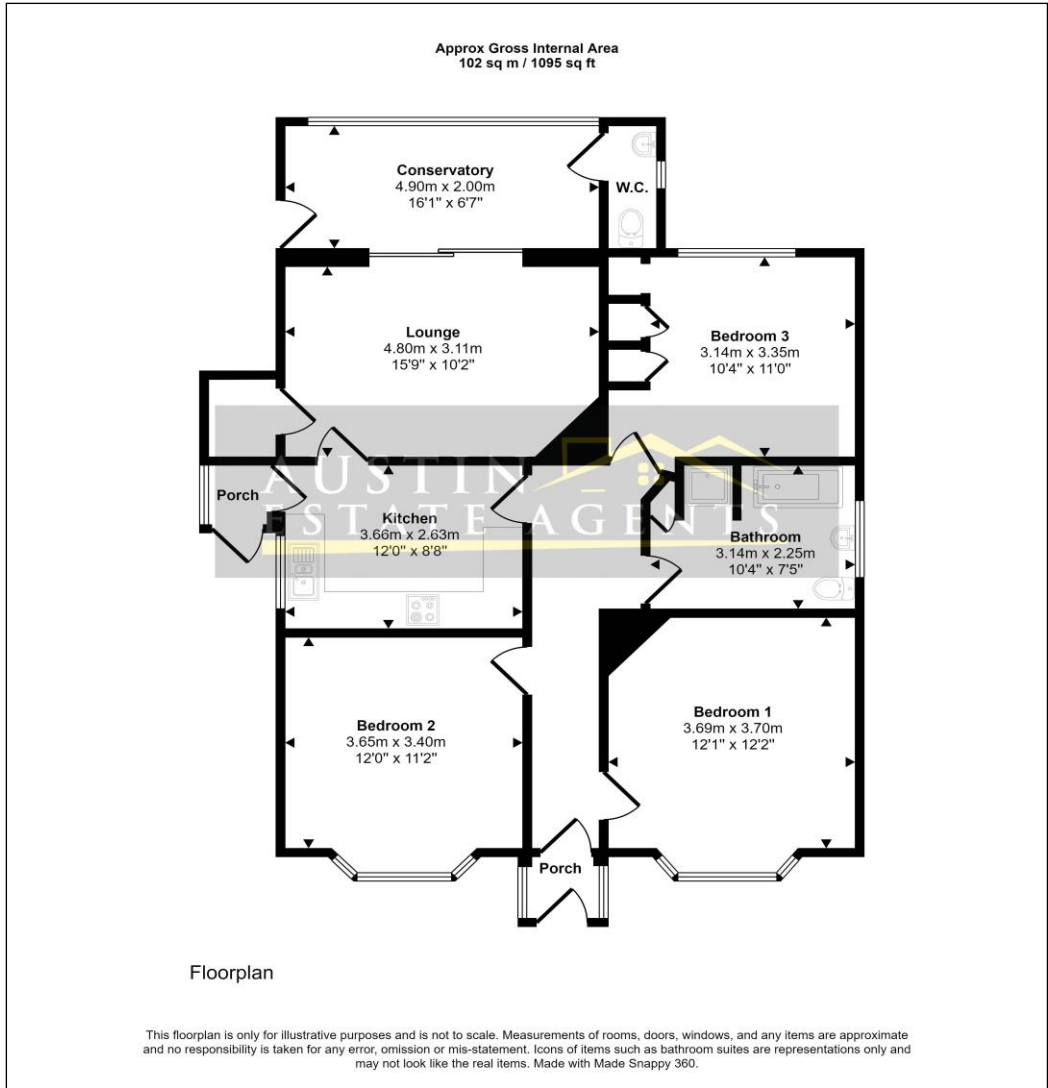
The Property Cont'd/ . .

Externally, to the front is a garden which is mainly laid to lawn with planted borders. An independent driveway to the side provides off-road parking and leads to a detached garage with up and over door. There is additional access to the side of the bungalow. The rear garden is delightful with a very sunny aspect. Adjacent to the bungalow is a patio area, providing a perfect spot to enjoy the garden, which is predominately laid to lawn with attractively planted borders. A brick built shed provides useful storage.

This fabulous bungalow is situated close to the shops and amenities of Lodmoor Hill, including bus routes to surrounding areas. The property is within walking distance of the picturesque Lodmoor Country Park, as well as the beautiful gardens and beach at Greenhill.

For more information, or to book an appointment to view this fantastic property, please contact Austin Estate Agents.

FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: D TENURE: Freehold

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MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.