



AUSTIN
ESTATE AGENTS

Monmouth Avenue

Lodmoor

Weymouth

Dorset

DT3 5JR

Offers in Excess of £380,000

SUMMARY

- Detached Family Home
- Three Bedrooms
- Spacious Lounge / Diner
- Fitted Kitchen
- Conservatory
- Family Shower Room
- Double Glazing & Gas Central Heating
- Driveway, Carport & Garage
- Attractive Rear Garden
- Vendor Suited





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge / Diner 17' 2" max x 16' 4" max (5.23m max x 4.97m max)

Kitchen 9' 5" x 9' 9" (2.87m x 2.98m)

Conservatory 14' 10" x 8' 3" (4.53m x 2.51m)

WC

FIRST FLOOR

First Floor Landing

Bedroom One 10' 10" max x 14' 0" max (3.31m max x 4.27m max)

Bedroom Two 10' 3" plus recess x 12' 2" (3.13m plus recess x 3.72m)

Bedroom Three 6' 8" x 7' 4" (2.02m x 2.23m)

Shower Room 6' 10" x 6' 3" (2.08m x 1.90m)

OUTSIDE

Front Driveway & Carport

Garage

Rear Garden



THE PROPERTY

We are delighted to bring to the market a delightful detached home offering a good size of accommodation throughout. The property enjoys a fitted kitchen, spacious lounge / diner, conservatory, three bedrooms and shower room with double glazing and gas central heating. Outside, there is an independent driveway, integral garage and low maintenance rear garden. Our vendor is suited and as such, we strongly recommend viewing this family home to appreciate its appeal.

Entrance to the property is gained via a double glazed entrance door leading into the reception hallway with stairs ascending to the first floor and doors to the kitchen, lounge / diner and ground floor cloakroom with low-level WC, vanity wash hand basin and heated towel rail with tiled walls and an obscured double glazed window to the side aspect. The lounge / diner is spacious with a double glazed window and double glazed sliding patio doors, giving access to the conservatory and providing excellent natural light. The room further benefits from a large walk-in storage cupboard. The conservatory is a good size with double glazed windows offering a pleasant outlook of the rear garden. Side aspect double glazed, double opening, French doors give access to the rear garden.

The first floor landing hosts doors to the three bedrooms and family shower room with access to the loft. An obscured double glazed window to the side aspect gives natural light. Bedroom one is situated to the front of the property with a double glazed window offering attractive views over the surrounding area, this room enjoys a built-in range of fitted wardrobes and matching bedside cabinets. Bedrooms two and three benefit from double glazed windows overlooking the rear aspect. The shower room comprises a low level WC, pedestal wash hand basin and independent shower cubicle as well as tiled walls, extractor fan, heated towel rail and shaving point.

Externally, a large block paved independent driveway to the front of the property provides off-road parking for multiple vehicles leading to an attached garage with an up and over door. The garage has power and light with a personal door leading to the rear garden. The rear garden has been designed with easy maintenance in mind. Well tended patio areas and shingle areas are bordered with attractive plants and shrubs.

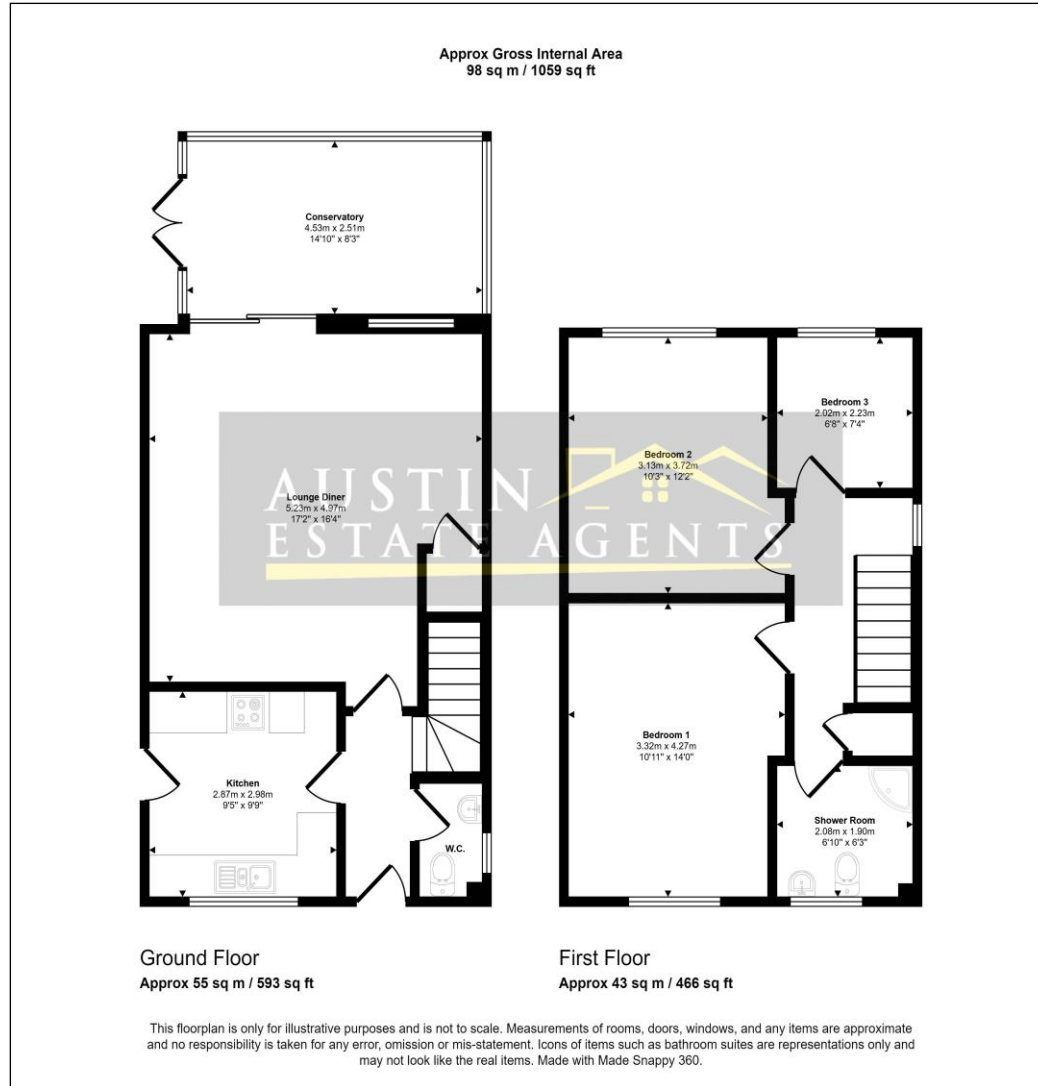
This fantastic property is situated in Lodmoor / Radipole borders and is located within a short distance of the beach and Lodmoor Country park with its beautiful countryside and nature reserve walks, as well as a local doctors' surgery, shops and amenities, post office and supermarkets. Bus routes to the town and surrounding areas are only a short walk away and it is within a short drive of the Weymouth Relief Road.

For further information, or to make an appointment to view this fabulous family home, please contact Austin Estate Agents.

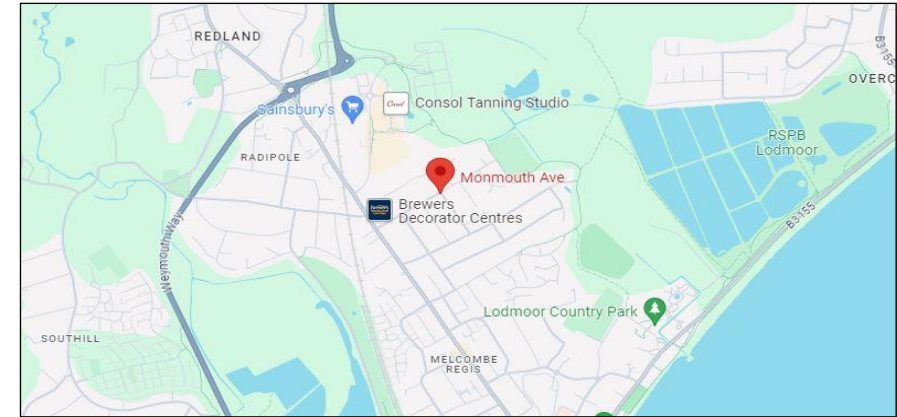




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: D TENURE: Freehold

Austin Estate Agents 115 Dorchester Road, Weymouth, Dorset, DT4 7JY Phone: 01305 858470 www.austinpropertyservices.co.uk

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.