



Fernhill Avenue

Lodmoor

Weymouth

Dorset

DT4 7QU

£400,000

SUMMARY

- Modern Semi Detached Property
- Three Double Bedrooms
- Contemporary Kitchen / Diner
- Spacious Lounge
- Family Bathroom, En-Suite Shower Room & Ground Floor WC
- Double Glazing & Gas Central Heating
- Easily Maintained Gardens to the Front & Rear
- Driveway for Multiple Vehicles
- Close Proximity to Local Shops & Amenities at Lodmoor Hill





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge 9' 11" x 14' 8" max into bay (3.01m x 4.47m max into bay)

Kitchen / Diner 16' 3" x 10' 4" (4.96m x 3.16m)

Ground Floor WC

FIRST FLOOR

First Floor Landing

Bedroom Two 9' 6" x 13' 7" (2.89m x 4.13m)

Bedroom Three 9' 5" x 13' 9" (2.87m x 4.18m)

Bathroom 6' 11" x 6' 4" (2.10m x 1.92m)

SECOND FLOOR

Second Floor Landing

Bedroom One 12' 6" x 14' 10" max into bay (3.82m x 4.52m max into bay)

En-Suite Shower Room 7' 0" x 6' 4" (2.13m x 1.94m)

Storage Room 4' 4" x 7' 11" (1.32m x 2.41m)

OUTSIDE

Front Garden

Driveway

Rear Garden

THE PROPERTY



We are delighted to offer to the market this immaculately presented, modern semi detached family home in the highly sought after location of Lodmoor in Weymouth. The property boasts light and airy accommodation set over three floors including three double bedrooms, front aspect lounge, contemporary kitchen / diner, family bathroom, downstairs cloakroom, en-suite shower room, ample storage cupboards, energy efficient thermostatically controlled gas central heating and double glazing system. Outside the property enjoys a driveway to the front and attractive garden to the rear.

From the entrance door access is gained into the hallway with stairs to the first floor and doors to the lounge, downstairs cloakroom, understairs storage cupboard, and kitchen/diner. The lounge is a front aspect room with bay window providing plenty of natural of light. Spanning the width of the property, the spacious kitchen/diner features a range of contemporary wall and base units, integral oven and hob with extractor above, there is ample space for additional domestic appliances as well as a family dining table. Dual aspect double glazed windows give good natural light and a door and leads to the rear garden. Completing the ground floor accommodation is the cloakroom with WC and wash hand basin.

Stairs rise to the first floor where the landing hosts doors to bedrooms two and three, the family bathroom and a useful storage cupboard. Bedrooms two and three are both spacious double rooms, with bedroom three having the further advantage of fitted wardrobes along one wall. The family bathroom offers a modern, white three piece suite including low level WC, pedestal wash hand basin and panelled bath with shower over.





The Property Cont'd/ . . .

Located on the second floor is the main bedroom, which boasts an en-suite shower room comprising a large walk-in shower cubicle, pedestal wash hand basin and WC. This well proportioned room enjoys a front aspect window providing plenty of natural light with attractive views over the surrounding areas. There is a walk-in wardrobe as well as an additional storage room accessed from the en-suite.



Externally, to the front is an easy to maintain garden which is mainly laid to shingle. To the side is an independent driveway for multiple vehicles. At the rear is a low maintenance landscaped garden, predominately laid to patio with attractively planted raised borders.

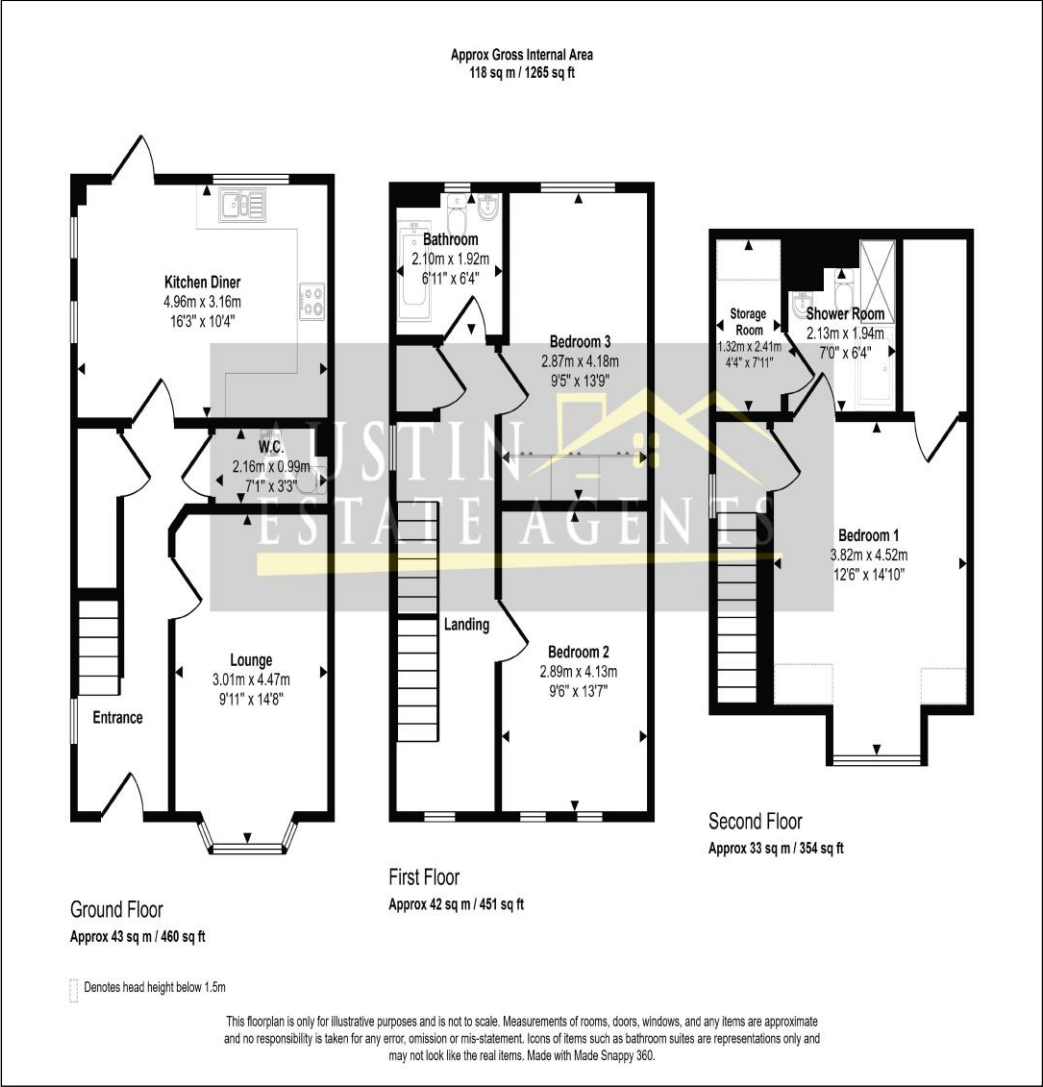
Lodmoor Hill has a range of facilities including a convenience store, launderette, post office, bakery and public house situated within close proximity of the property. Weymouth's award-winning seafront is located about half a mile from the property and Dorchester Road provides direct access to the beach at Greenhill. Lodmoor Country Park, which offers pleasant walks and hosts community events throughout the year is within walking distance. Weymouth Town Centre is about a mile from the property and offers a wide range of independent and national retailers. There is a regular bus route on Dorchester Road that provides regular trips to the town centre. A mainline railway offering transport links to both London Waterloo and Bristol Temple Meads is a short drive away.

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





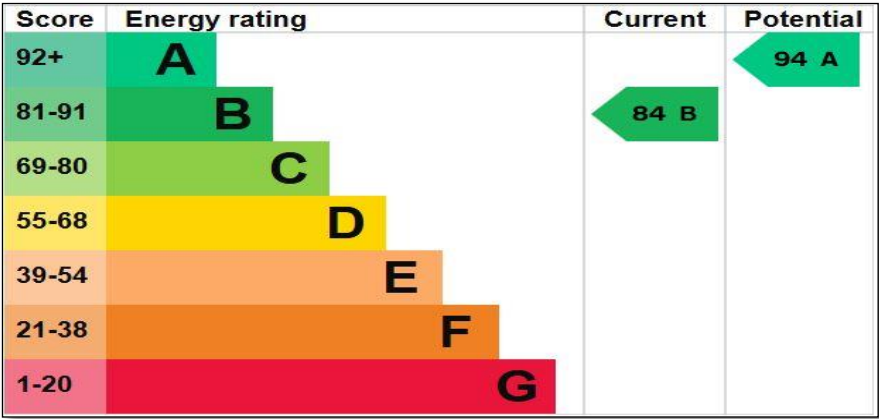
FLOORPLAN:



LOCATION:



EPC:



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 MISDESCRIPTONS 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.