



AUSTIN
ESTATE AGENTS

Beaumont Avenue

Lodmoor

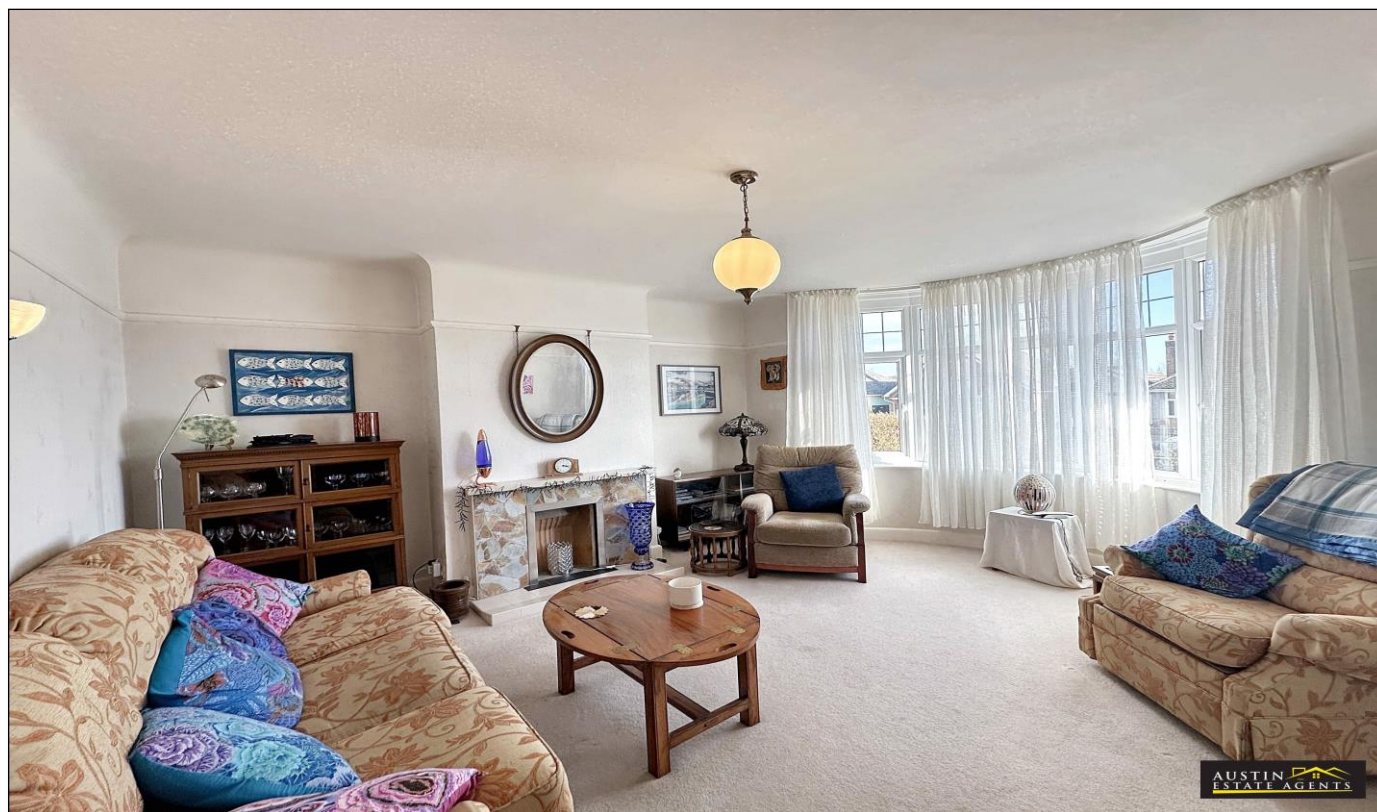
Weymouth

DT4 7RG

£425,000

SUMMARY

- Detached Family Home
- Full of Original & Character Features
- Three Bedrooms
- Two Separate Reception Rooms
- Fitted Kitchen & Breakfast Room
- First Floor Family Bathroom & Ground Floor WC
- Front & Rear Gardens
- Driveway, Garage & Workshop
- Well Maintained Gardens to the Front & Rear
- No Onward Chain





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge 13' 0" max x 14' 5" max into bay (3.96m max x 4.40m max into bay)

Dining Room 11' 8" x 12' 4" (3.56m x 3.76m)

Breakfast Room 7' 7" x 9' 1" (2.32m x 2.77m)

Kitchen 8' 9" max x 8' 4" max (2.66m max x 2.54m max)

Conservatory 5' 1" x 8' 8" (1.55m x 2.65m)

FIRST FLOOR

First Floor Landing

Bedroom One 12' 1" max x 15' 1" max into bay (3.69m max x 4.59m max into bay)

Bedroom Two 11' 11" max x 12' 5" (3.64m max x 3.79m)

Bedroom Three 7' 8" x 11' 6" max into bay (2.34m x 3.50m max into bay)

Bathroom 7' 7" x 6' 7" (2.32m x 2.01m)

OUTSIDE

Front Garden & Driveway

Garage 8' 0" x 13' 3" (2.43m x 4.04m)

Workshop 8' 7" x 14' 8" (2.62m x 4.46m)

Rear Garden



THE PROPERTY

We are delighted to offer for sale, with no onward chain, this spacious, detached family home situated in the highly sought-after location of Beaumont Avenue in Lodmoor. The property was built by its former occupant, who was responsible for building many of the houses within this prestigious area during World War II and as such enjoys many original and character features. Within the light and airy accommodation, which includes a front aspect lounge, separate dining room, kitchen, breakfast room, rear conservatory/ porch, ground floor WC, three bedrooms and family bathroom. Outside this family home boasts well maintained gardens to the front and rear as well as a driveway, garage and first floor workshop. Although the property does require some updating, it offers a wonderful opportunity to own a family home in a prestigious road and we believe viewing of this property is essential to appreciate its appeal.

The entrance door leads to an inviting and spacious reception hallway with a staircase ascending to the first floor. The lounge is situated to the front of the property and enjoys a delightful double-glazed bay window providing lots of natural light. The dining room also offers a spacious feel with a double glazed large window and door overlooking and leading to the rear garden. The breakfast room is fitted with a range of matching eye level and base units with a doorway leading through to an extension where the kitchen is found offering further storage units and space for domestic appliances. From here a conservatory / rear porch is accessed with doors to a ground floor WC and the rear garden.

The first floor offers three bedrooms and the family bathroom. Bedrooms one and three, situated to the front of the property, boast bay windows allowing an abundance of natural light, bedroom one further benefits from two fitted wardrobes. Bedroom two, located at the rear of the property, enjoys delightful views over the rear garden and a fitted wardrobe. The family bathroom features a white suite comprising a pedestal wash hand basin, panelled bath and low level WC with storage cupboards and dual aspect windows.





The Property Cont'd . . .

Externally, to the front is an attractive garden area which is laid to lawn with a small pond providing interest, an independent driveway to the side of the property provides off-road parking and leads to a garage with up and over door. A first floor workshop area is accessed via a ladder from within the garage. The rear garden has been well maintained and looked after. It is predominately laid to lawn with pleasant planting to its borders. A patio area adjacent to the property provides a fabulous viewpoint of the garden. At the end of the garden is a greenhouse, summer house and compost area, a must for those with green fingers!



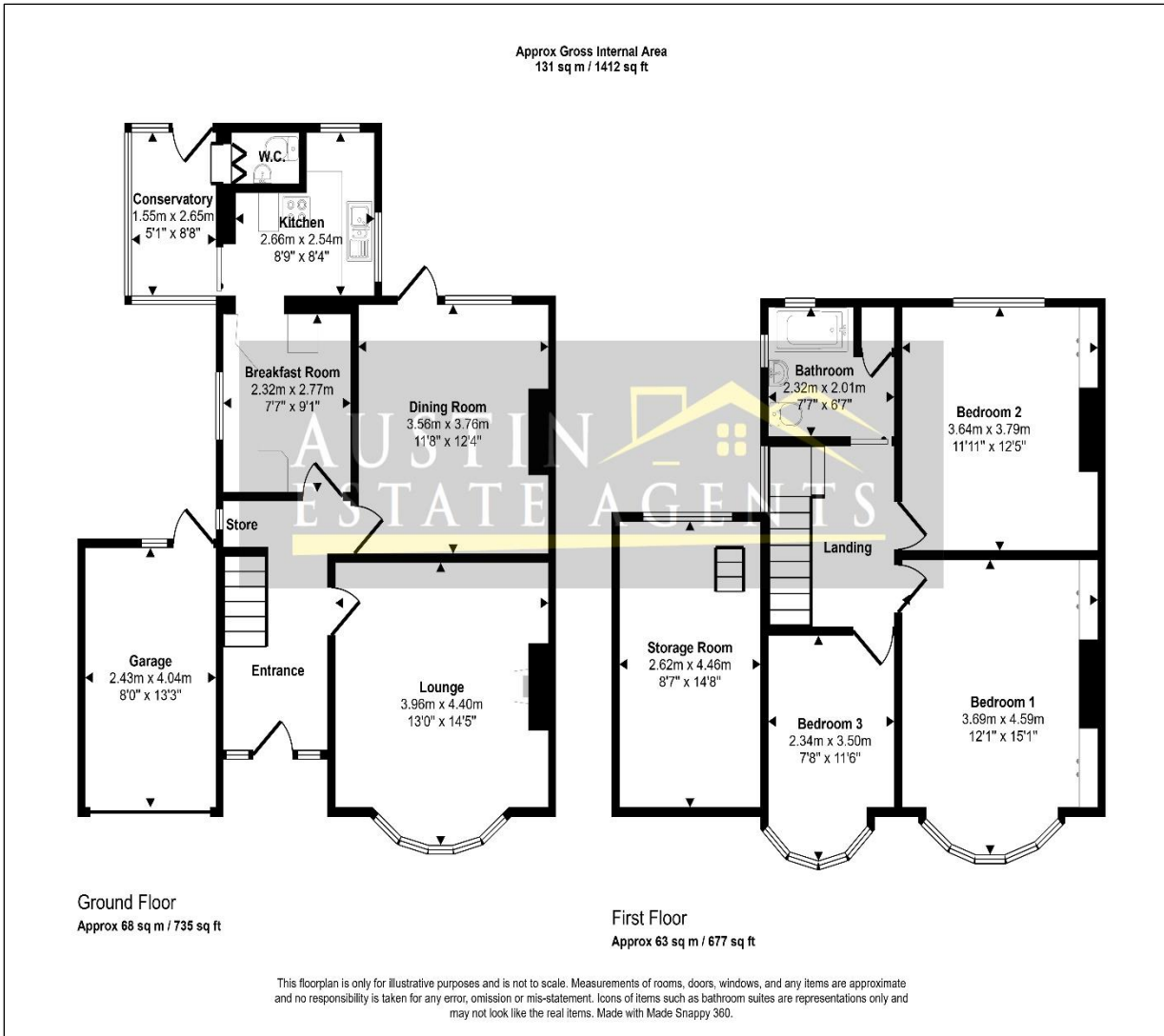
This wonderful family home is situated in the Lodmoor area in a highly sought-after avenue. It is located within a short distance of Lodmoor Country Park, a hub of the local community, and the beach at Greenhill. Local amenities, such as the local doctors' surgery, well regarded primary schools, convenience stores, post office and supermarkets are within close proximity. 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 wonderful home, please contact Austin Estate Agents.

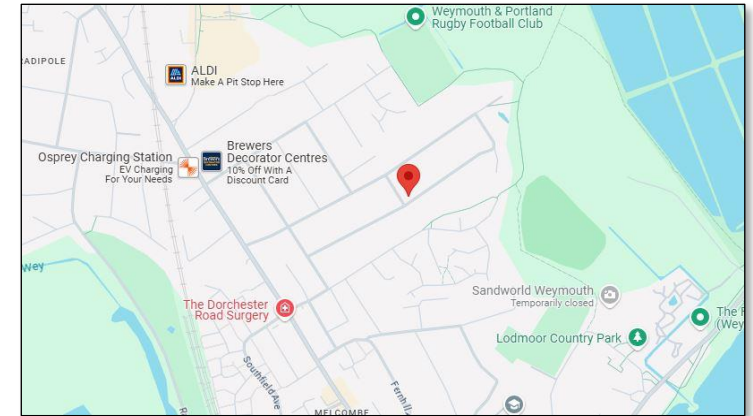




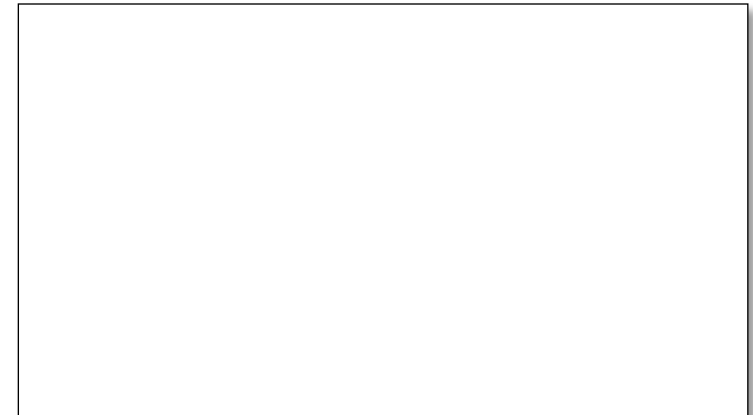
FLOORPLAN:



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 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.