



AUSTIN
ESTATE AGENTS

Westbourne Road

Lodmoor

Weymouth

Dorset

DT4 7QJ

£450,000

SUMMARY

- Detached Chalet Bungalow
- Four Bedrooms
- Spacious Lounge / Diner
- Modern Kitchen / Breakfast Room with Separate Utility
- L-Shaped Conservatory
- Ground Floor Bathroom, WC & First Floor Shower Room
- Double Glazing & Gas Central Heating
- Beautiful Front & Rear Gardens
- Driveway for Multiple Vehicles
- No Onward Chain





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge / Diner 12' 9" x 20' 10" (3.88m x 6.36m)

Kitchen / Breakfast Room 11' 9" x 18' 2" (3.57m x 5.53m)

Utility 5' 8" x 5' 5" (1.73m x 1.66m)

WC 5' 8" x 2' 10" (1.72m x 0.86m)

Bedroom One 11' 7" x 13' 0" (3.52m x 3.96m)

Conservatory 20' 1" max x 21' 11" max (6.12m max x 6.69m max) L-Shaped Room

Bathroom 8' 11" max x 7' 4" max (2.73m max x 2.24m max)

FIRST FLOOR

First Floor Landing

Bedroom Two 11' 9" x 12' 6" (3.58m x 3.82m)

Bedroom Three 12' 10" x 9' 2" plus recess (3.91m x 2.80m plus recess)

Bedroom Four 9' 8" x 6' 2" (2.94m x 1.89m)

Shower Room 6' 10" max x 8' 10" max (2.08m max x 2.70m max) L-Shaped Room

OUTSIDE

Front Garden

Driveway

Rear Garden

THE PROPERTY

We are delighted to offer to the market, for sale with no onward chain, a substantial detached chalet bungalow situated in the ever-popular residential location of Lodmoor. This generously sized property, which has been refurbished throughout, includes gas central heating and double glazing, and boasts light and airy accommodation throughout including four bedrooms, spacious lounge / diner, L-shaped conservatory, open plan modern fitted kitchen / breakfast room, ground floor bedroom and bathroom with a separate WC. To the first floor are three further bedrooms and a shower room. At the front of the property is a garden area, a block paved driveway and an enclosed rear garden. Viewings come highly advised to fully appreciate this fabulous property.

Access is gained via the entrance door, into the welcoming entrance hallway with doors leading to all principal rooms and two storage cupboards. This ideal family home boasts a large front aspect lounge / diner with a double glazed window to the front and patio doors to the rear opening out into the conservatory. The sizeable open plan kitchen / breakfast room benefits from an extensive range of eye and base level storage cupboards, enhanced by an integral five ring gas hob, stainless steel extractor canopy and eye level oven and grill as well as space for additional domestic appliances. At the front of the room is a dining area with natural light from a double glazed window. A door at the rear leads to a utility room with an inset sink and space and plumbing for a washing machine.

There is a ground floor bedroom with a rear aspect window and French doors overlooking and leading to the conservatory. The conservatory is a substantial L-shaped room with double glazed windows surrounding the outside and giving pleasant views of the garden with French doors providing access. A spacious bathroom with panelled bath, wash hand basin and walk in double shower cubicle with adjacent separate WC, complete the accommodation on this floor and ensure that single storey living is achievable.

On the first floor the landing area hosts doors to three further bedrooms and shower room. Two double bedrooms overlook the front garden and a well proportioned single room, situated to the rear, making an ideal guest room. The shower room is L-shaped and is contemporary in style with a vanity wash hand basin, low level WC, shower cubicle and chrome heated towel rail.





The Property Cont'd/ . . .

Externally, to the front of the property is an attractive garden, which is laid to astroturf surrounded by pleasantly planted borders. To the side is a block paved driveway, providing ample amounts of off-road parking. From the driveway, via double ornate gates, access can be gained to the side of the property and the rear garden. The rear garden is a fully enclosed, offering an artificial lawn area with raised borders for planting. A patio space is found adjacent to the conservatory, also enjoying raised planted beds.

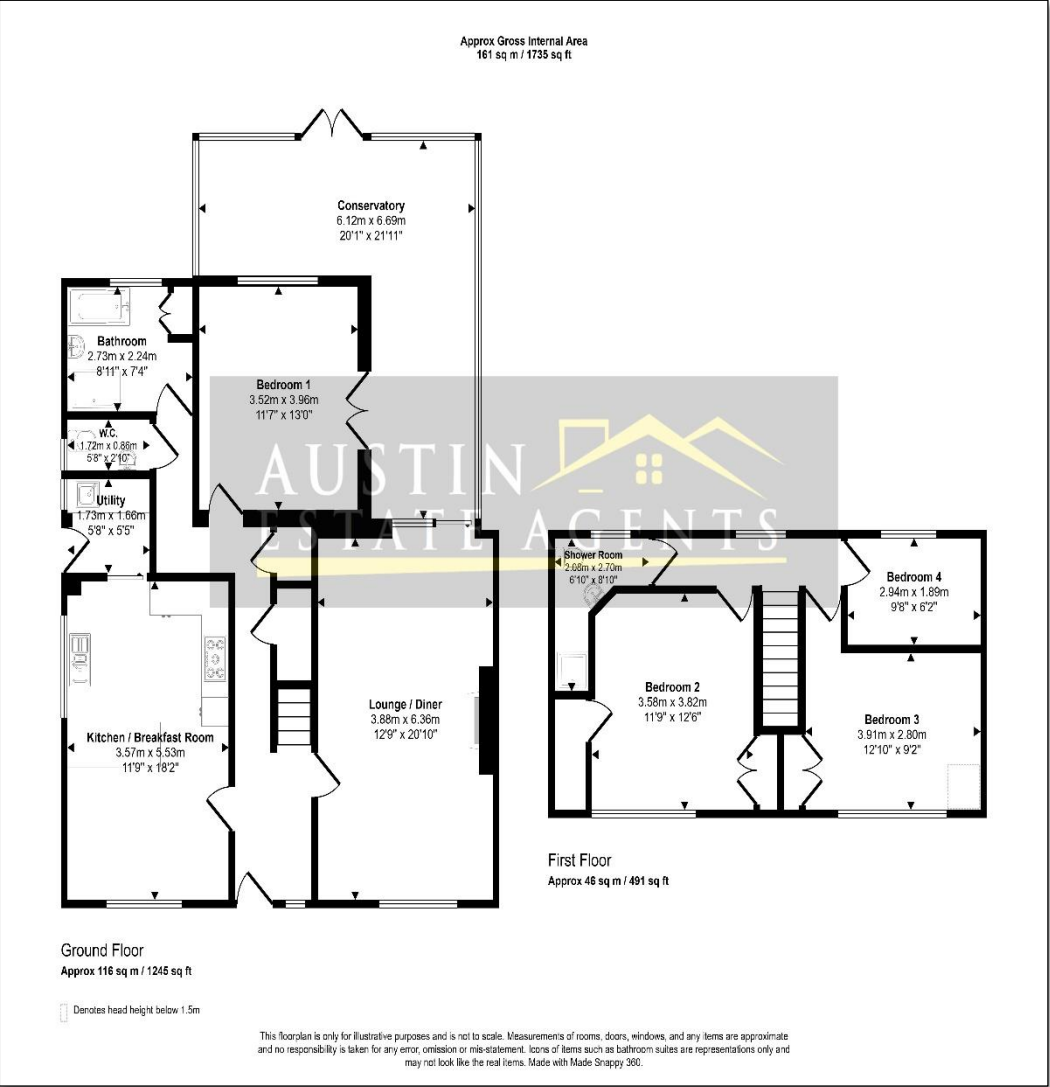
Situated in the well-regarded residential location of Lodmoor, providing easy access to Weymouth's award-winning sandy beach, local shops and amenities including a regular and well served bus routes to both Weymouth and Dorchester town centres. Weymouth relief road is a short drive away.

For further information, or to make an appointment view this impressive property, please call Austin Estate Agents.

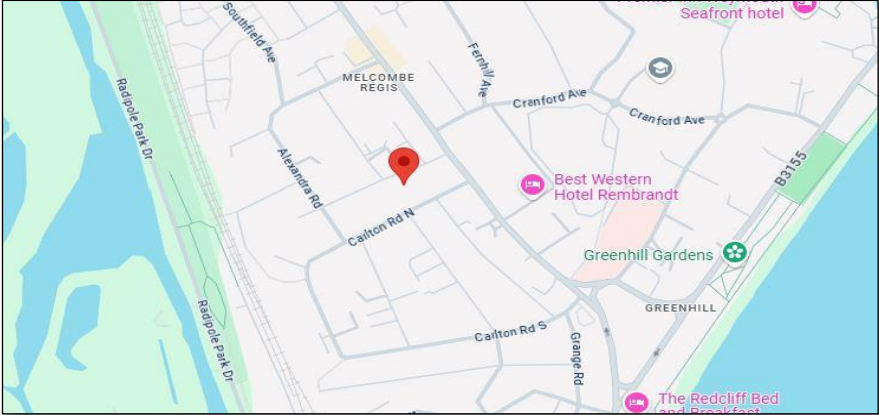




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: E 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.