



Fernhill Avenue

Lodmoor | Weymouth



AVENUE
sales & lettings

Fernhill Avenue, Lodmoor, Weymouth, Dorset DT4 7QX



Accommodation

Entrance into the property is via a front aspect double glazed door leading into the hallway. Stairs rise to the first floor, two built in storage cupboards, open under stair storage and a wall mounted radiator. Doors off the hallway lead to all ground floor accommodation. Bedroom one is a generous sized double with a rear aspect double glazed window and a wall mounted radiator. Bedroom two offers two side aspects double glazed windows and a wall mounted radiator. Bedroom three offers a side aspect double glazed window and a wall mounted radiator. Bedroom four offers a side aspect double glazed window and a wall mounted radiator. The bathroom offers a suite comprising a corner bath with a wall mounted shower system over, low level WC, vanity wash hand basin, wall mounted towel rail heater and fully tiled floor to ceiling. The conservatory is a generous size offering dual aspect double glazed windows, side aspect double glazed patio door leading out onto the mature rear garden, glass roof, wall mounted radiator and power points. The integral garage has an electric up and over door, wall mounted gas boiler, space and plumbing for kitchen appliances, power, lighting and wall mounted electrics.

The kitchen/diner and living room are located on the first floor offering exceptional open-plan living space running the whole length of the property. The vendor designed this unique area offering front and rear aspect double glazed apex windows with the rear offering far reaching views over towards The White Horse at Osmington. The kitchen/diner offers a modern fitted kitchen offering a range of eye and base level units with work surfaces over, centre island with integral electric oven, inset four ring electric hob and extractor hood over. Two integrated fridge drawers, space and plumbing for a dishwasher, wall mounted radiator, side aspect Velux skylight and tiled flooring. The living room is raised from the kitchen/diner offering rear aspect double glazed sliding patio doors, gas fire, wall mounted radiator and tiled flooring.



Outside

To the rear is a generous sized mature garden, mainly laid to lawn with a patio area abutting the conservatory. There are various planted shrubs, trees and fruit trees including apple, plumb, pear and cherry. Vegetable patch, greenhouse, garden shed, water supply and gated side access. The front of the property offers a block paved driveway providing off road parking and planted shrubs.

- Four Bedroom Detached Chalet Bungalow
- Open-Plan Living to the First Floor
- Far Reaching Views Over Towards The White Horse
- Mature Rear Garden
- Lodmoor Location
- Garage & Off Road Parking

Avenue Sales & Lettings Ltd

4 Hope Street, Weymouth, Dorset, DT4 8TR

www.avenuesalesandlettings.co.uk

info@avenuesalesandlettings.co.uk

Location

The property sits within a popular quiet residential road within Lodmoor which is ideally situated moments away from St. John's Primary School. Radipole Primary and Wey Valley Academy are also within the catchment area. Local amenities are within walking distance at Lodmoor Hill. Doctor's surgery, supermarkets, The Lodmoor Country Park and Greenhill beach are also within walking distance. There is a regular bus service close by serving Weymouth & Dorchester.

Directions

From our office in Hope Square go through the Square towards the harbour and turn left so the harbour in on your right hand-side. At the top of this road turn right and head over the Town Bridge. Follow the road as it bears to the right, straight over at the next junction and then left onto East Street. This road will lead you onto The Esplanade, turn left and follow the road to the traffic lights at the Jubilee Clock. Straight over at the lights and bear left when you reach St Johns Church onto Dorchester Road. Follow the road and take the first right into Fernhill Avenue, the road veers off to the left and the property can be found a little way down on the right hand side.

Rating Authority

Dorset (Weymouth & Portland) Council. Council Tax Band C.

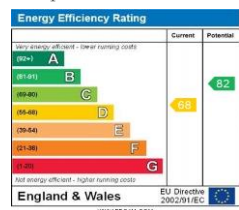
Services

Gas central heating. Mains electric & drainage.

Viewing Arrangements

Strictly by appointment through Avenue Sales & Lettings.

Telephone 01305 830022 or email info@avenuesalesandlettings.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Fernhill Avenue, Weymouth, DT4

Approximate Area = 1391 sq ft / 129.2 sq m
 Garage = 179 sq ft / 16.6 sq m
 Total = 1570 sq ft / 145.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Avenue Sales and Lettings. REF: 1102922

