



20 Haywards Avenue
Weymouth, DT3 5JU

Asking Price £450,000 Freehold



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A very spacious three bedroom detached bungalow located in this desirable residential position at Lodmoor, close to good local amenities and a short distance to the town centre. The property has a modern fitted kitchen/diner, good size living room, modern shower room and ensuite cloakroom, a UPVC double glazed conservatory and windows, gas central heating, good off road parking and a generous enclosed rear private garden, being sold with no forward chain,

ENTRANCE HALL

Attractive wood flooring, panel radiator, storage cupboard, dado rail and loft hatch with ladder & lighting.

LIVING ROOM

16'0" x 14'7" (4.90m x 4.47m)

Attractive wood flooring, panel radiator, gas fire, spot lights, and double doors to:

CONSERVATORY

11'1" x 9'5" (3.40m x 2.88m)

Triple aspect room, double doors to garden.

KITCHEN/ DINER

22'3" x 11'9" (6.80m x 3.60m)

Double aspect room, modern fitted range of eye level base and wall units with granite work surfaces, one and a quarter inset sink with mixer tap, integrated double oven, ceramic hob and extractor fan, a fridge freezer and washing machine, spot lights, panel radiator, tiled flooring, and door to:

UTILITY ROOM

Door to garden, wall mounted 'Vaillant' boiler, plumbing for dish washer, and work top.

BEDROOM ONE

11'9" x 10'9" (3.60m x 3.30m)

Bay window to front, panel radiator, dado rail and door to:

EN-SUITE CLOAKROOM

Low level WC, wash hand basin, heated towel rail and storage cupboards.

BEDROOM TWO

10'9" x 9'2" (3.30m x 2.80m)

Bay window to front, excellent range of wardrobes to one wall and panel radiator.

BEDROOM THREE

10'5" x 8'5" (3.20m x 2.57m)

Window to side, alcove and panel radiator.





SHOWER ROOM

Window to side, large glazed walk in shower cubicle with glazed screen and splash boarding, wash hand basin. low level WC, half tiled walls, and heated towel rail.

OUTSIDE

To the front there is brick paved off road parking and a gravel area with shrubs and flower borders and side access to a rear enclosed private garden with a paved patio area, a lawn, summer house and storage shed, a veranda, and further seating areas and storage units.

COUNCIL TAX

Band C

OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 5 mbps

Superfast 76 mbps

Ultrafast 1800 mbps

Any Flood Risk?

Rivers & Seas Very Low

Surface Water Low

Services

The property is supplied with mains gas, electricity and water, and mains drainage.

LEGAL DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan



Viewing

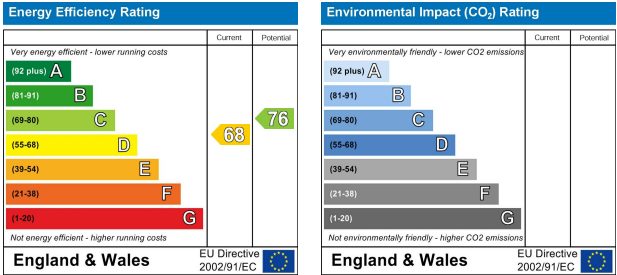
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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