



Campion Close | Lodmoor | Weymouth | DT4 7UE

Offers Over £215,000

BEAUMONT  JONES

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A rare opportunity has arisen to purchase a one bedroom freehold end-of-terrace house with a detached garage occupying a corner plot within a quiet residential cul-de-sac in Lodmoor. Offered with no onward chain the property boasts an entrance porch, living room, kitchen/breakfast room, one double bedroom, modern style bathroom, built-in storage plus an external store and a generous sized corner plot garden. This would make an excellent first time purchase/downsize, viewing is highly recommended.

- One Double Bedroom End-of-Terrace House
- Corner Plot With Enclosed Garden
- No Onward Chain
- Kitchen/Breakfast Room
- Detached Garage & Shared Allocated Parking
- Quiet Residential Cul-de-Sac In Lodmoor
- Perfect First Time Purchase/Downsize
- External Store Plus Internal Built-In Storage

Full Description

Access into the property is via the enclosed garden with a side aspect double glazed composite door leading into the porch, a wooden glazed door leads into the living room. Stairs rise to the first floor, front aspect double glazed window, open under stairs storage and a bi-foldable door leads through to the kitchen/breakfast room. The fitted kitchen comprises a range of eye and base level units with work surfaces over, breakfast bar seating for two, freestanding gas cooker, space and plumbing for a



A rare opportunity to purchase a one double bedroom freehold house with a detached garage occupying a corner plot.



washing machine and an under counter fridge, wall mounted gas combi boiler and dual aspect double glazed windows.

The first floor has a landing area with a large double built-in storage cupboard/wardrobe, loft access via a hatch and doors lead through to the double bedroom and modern style bathroom. The bedroom is a double with a front aspect double glazed window and built-in storage/wardrobe over the stairwell. The bathroom suite comprises a panel enclosed bath with a wall mounted mixer shower system over, low level WC, wash hand basin and a front aspect double glazed window.

Outside boasts a larger than average enclosed garden for a one bedroom house, laid to patio and shingle with a spacious area laid to lawn to the rear of the garage. There is a brick built storage store with power and lighting located next to the front door. The detached garage has an up and over door and a side door giving access into the garden. There is shared allocated off road parking with number 20, additional parking can be road in front of the garage or on the road.

The property sits within the popular residential area of Lodmoor, which is ideally situated close to local amenities, supermarkets and doctors' surgery. The Lodmoor Country Park is just moments away with a path leading to Greenhill beach and gardens, as well as easy access to the RSPB Nature Reserve &



Weymouth Rugby club. There is easy access into Weymouth town centre here.

Rating Authority: - Dorset (Weymouth & Portland) Council. Currently Business Rates, previously Council Tax Band A.

Services: - Gas central heating. Mains electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

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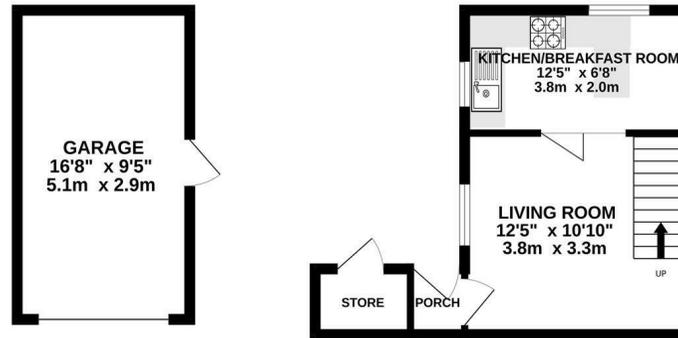
Located within a quiet residential cul-de-sac in Lodmoor.



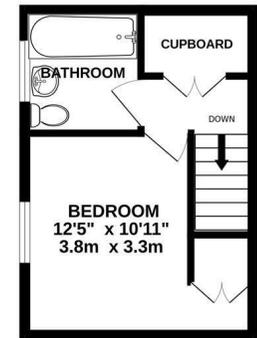
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

We value more than your property

GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
217 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA: 619 sq.ft. (57.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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