



Coombe Avenue | Lodmoor | Weymouth | DT4 7TP

Offers Over £475,000

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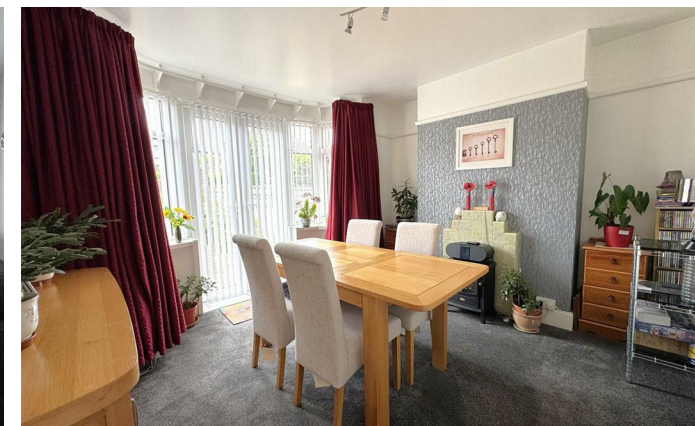
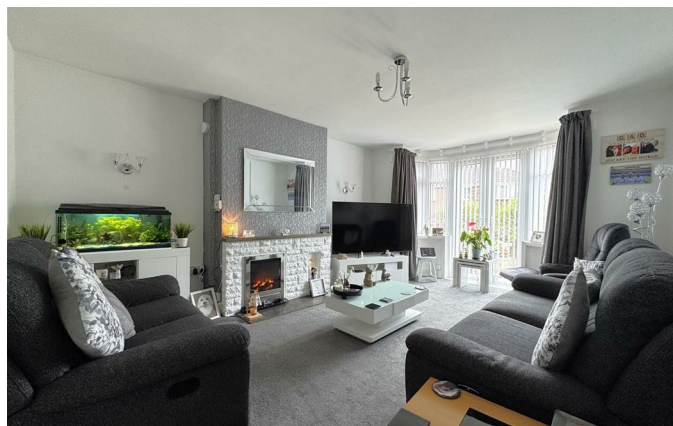
**Coombe Avenue | Lodmoor
Weymouth | DT4 7TP
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We are delighted to offer an immaculate three double bedroom detached chalet bungalow within the popular location of Lodmoor. Situated close to well-regarded schools and the Lodmoor Country Park this would make an excellent family home/downsize with versatile living over two floors. The property boasts a larger than average detached garage, off road parking for up to three vehicles, two reception rooms, extended modern kitchen/breakfast room, two bathrooms and a generous sized mature rear garden. Viewing is highly recommended to be appreciated.

- Three Double Bedroom Detached Chalet Bungalow
- Larger Than Average Detached Garage & Off Road Parking For Up To Three Vehicles
- Two Reception Rooms
- Two Bathrooms
- Located Within Lodmoor
- Modern & Immaculate Throughout
- Generous Sized Mature Rear Garden
- Extended Modern Kitchen/Breakfast Room
- Versatile Living Over Two Floors
- Close To Well-Regarded Schools, Local Amenities & The Lodmoor Country Park

Full Description

Entrance into this beautifully presented home is via a side aspect double glazed door leading into a spacious and welcoming hall with stairs rising to the first floor, side aspect double glazed window, built-in under stairs storage cupboard and doors lead through to the ground floor accommodation. The spacious living room boasts a front aspect bay with double glazed windows and a set of double glazed French doors leading out onto the front garden, electric fire and plenty of space for furniture. The separate dining room is adjacent to the living room offering a further front aspect bay with double glazed windows and a set of double glazed French doors leading out onto the front garden, feature fireplace and plenty of space for a table and chairs. The extended



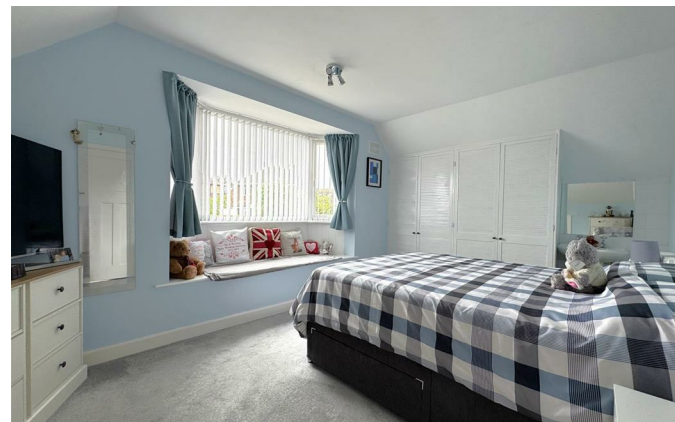
This beautifully presented home is located within Lodmoor, close to well-regarded schools, local amenities and The Lodmoor Country Park.



and modern kitchen/breakfast room offers a wide range of eye and base level units with work surfaces over, integral eye level double oven with inset four ring induction hob and extractor hood over, integrated dishwasher and fridge/freezer, space and plumbing for a washing machine, tumble dryer and an American style fridge/freezer, dual aspect double glazed windows, side aspect double glazed door leading out onto the garden and plenty of space for a small table and chairs. Bedroom two is a generous sized double with a rear aspect double glazed window. The modern bathroom suite comprises of a panel enclosed bath with a wall mounted shower system over, wash hand basin, low level WC, rear aspect double glazed window, partially tiled walls and tiled flooring.

The first floor has a spacious landing with built-in storage cupboards, one of which houses the gas combi boiler, loft access via a hatch, side aspect double glazed window and doors lead through to two further double bedrooms and a modern shower room. The master bedroom is a generous sized double boasting a front aspect double glazed bay window with window seating, built-in wardrobes, wash hand basin and built-in storage into the eaves. Bedroom three is a further double with a rear aspect double glazed window and a wash hand basin. The modern and spacious shower room has a suite including a double walk-in shower cubicle with a wall mounted mixer shower system, vanity wash hand basin, low level WC, rear aspect double glazed window, partially clad walls and built-in storage into the eaves.

Outside from the side aspect door from the kitchen/breakfast room you are met with ramped decking leading down to the driveway providing off road parking for up to three vehicles. The detached garage is larger than average and provides an up and over door, power, lighting, side aspect window and a rear aspect wooden door leads onto the garden. The rear garden is a generous size laid out into two sections, the first section is mainly laid to lawn with various planted borders, shrubs and trees. The second section again is mainly laid to lawn with planted borders, shrubs, trees and a vegetable patch. A rear access gate provides easy access to The Lodmoor Country Park. The front garden is laid to shingle with a circular patio area and



raised planted borders. There are wrought iron gates which open onto the driveway which leads down to the parking area and garage. Other features include an external power point on the ramped decking plus power supply to the potting shed and garden shed. External water supply runs down the garden.

The property sits within a popular residential road in Lodmoor, one of the most desirable locations to live in within Weymouth. The property is ideally situated close to local amenities, supermarkets, doctors surgery and is within the Radipole Primary, St. John's Primary and Wey Valley Academy catchment area. The Lodmoor Country Park is just a short stroll away with paths leading to Overcombe, Greenhill beach and gardens. There is a regular bus service close by, serving Weymouth & Dorchester.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band D. Services: - Gas central heating, Mains electric & drainage.

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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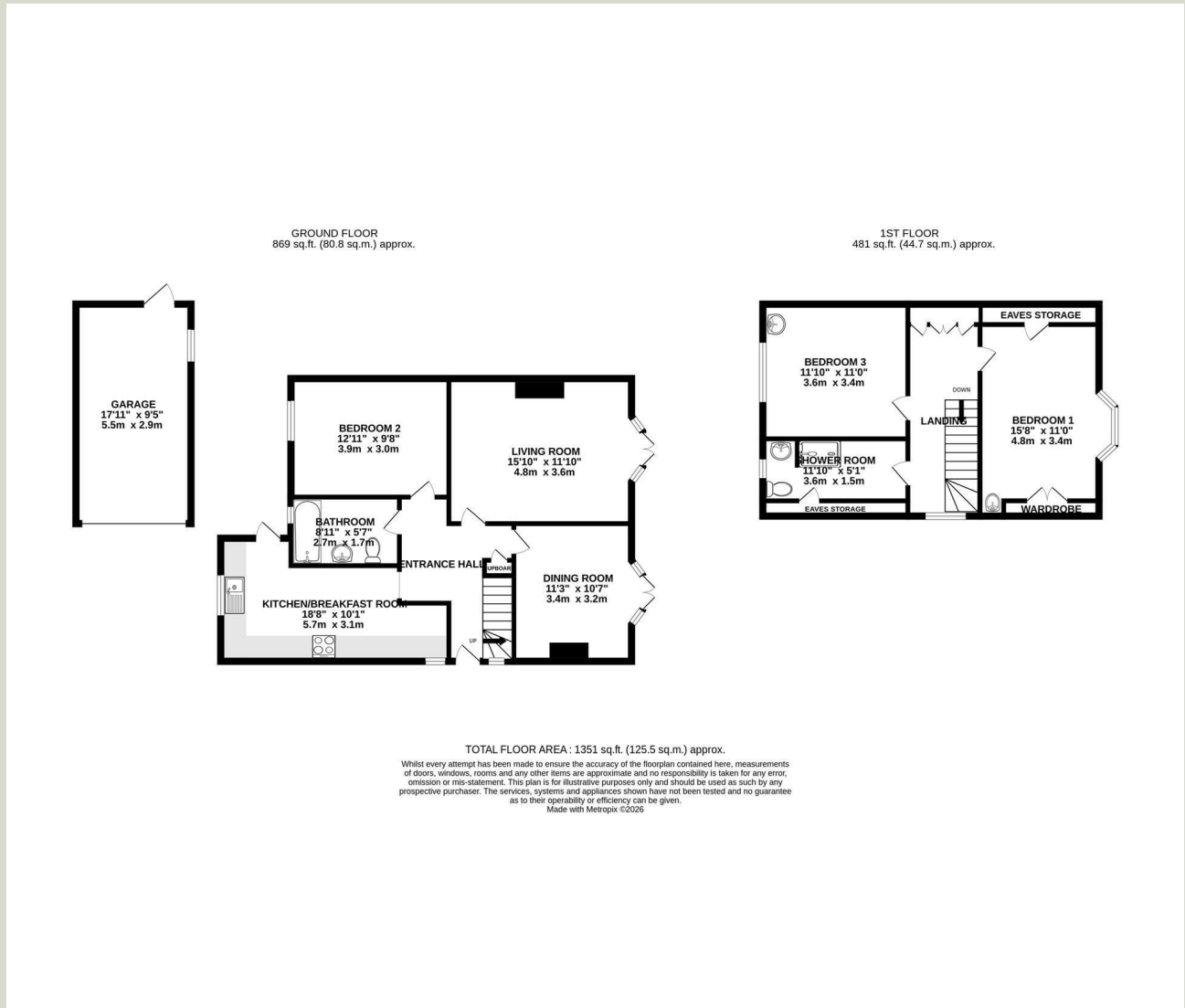
Versatile living over two floors making this the perfect family home/downsize with a generous sized mature rear garden.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

We value more than your property



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