



Lynmoor Road | Lodmoor | Weymouth | DT4 7TW

**Offers Over £400,000**

BEAUMONT  JONES

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Nestled at the end of Lynmoor Road, Lodmoor is this beautiful detached bungalow in Garage and Off Road Parking. Built in 2012, the home retains a low maintenance rear garden and is excellently finished throughout with stylish contemporary kitchen, walk-in shower, separate utility and two double bedrooms. Its excellent positioning allows for amenities and bus routes just a short, level walk away.

- Detached Bungalow
- Low Maintenance Rear Garden
- Modern Home - Built in 2012
- Spacious Living Areas
- Walk in Shower
- Garage and Off-Road Parking
- Lodmoor, Weymouth
- Stylishly Finished Throughout
- Two Double Bedrooms
- Level Walks to Amenities and Bus Routes

### Full Description

The home was built Circa 2012 and sits to the norther-east corner of Lynmoor Road, abutting Coombe Avenue. Parking fronts the home for at least two cars with the garage to the right. To the left, a wrap-around front garden utilises the westerly aspect as a potential seating area for evening sun.

Inside, the hallway goes through the middle of the home with the lounge/diner to the left. A vast space, the lounge/diner retains excellent proportions with dual aspect windows filling the room with natural light and extensive floorspace for furnishings. Opposite is the kitchen, finished with stylish



Two Bedroom Detached Bungalow in Lodmoor. The property features an open living room/diner with stylish contemporary kitchen, opposite. Both rooms retain dual aspect windows, flooding the spaces with natural light.



contemporary units and sleek tiling with abundant base level storage. Amongst the ample preparation space is the 5-ring gas hob and sink, overlooking the front of the home. Additionally there is a space for the fridge freezer to the end of the units and room for a small dining set or potential breakfast bar area.

Continuing through the accommodation, the shower room sits in the heart of the home - a well-appointed space finished with tiling and includes a walk-in shower, toilet and basin. Alongside, a large airing cupboard is found in the shower room for convenience.

Both bedrooms are to the rear of the home. Bedroom One is an excellent double room with unique L-shape to offer further room for storage, accentuating the proportions of the room. Bedroom Two sits adjacent with proportions also suited to a double whilst allowing room for extra furnishings. Both rooms overlook the garden for a pleasant outlook.

To the side of the home is a large single garage with access either via the up-and-over door or the integral door to the kitchen. The space has power and lighting and leads through to the separate utility. Completing the accommodation, the utility provides convenience with space for washer, dryer and access to the garden as well as currently hosting the boiler.

Externally, the rear garden provides a low maintenance but usable space. The initial terrace is laid to patio with room for drying clothes and/or seating area. A few steps down lead to a shingled area for further seclusion and the shed; Doors



both sides of the property allow access into the garden for ease.

Situated in Lodmoor, level walks to bus routes and a variety of amenities create a sense of ease to promote all the external elements of bungalow-living you could want. Further to this, Greenhill and Weymouth Town Centre are a mere 0.5 and 1.2 miles away, respectively.

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

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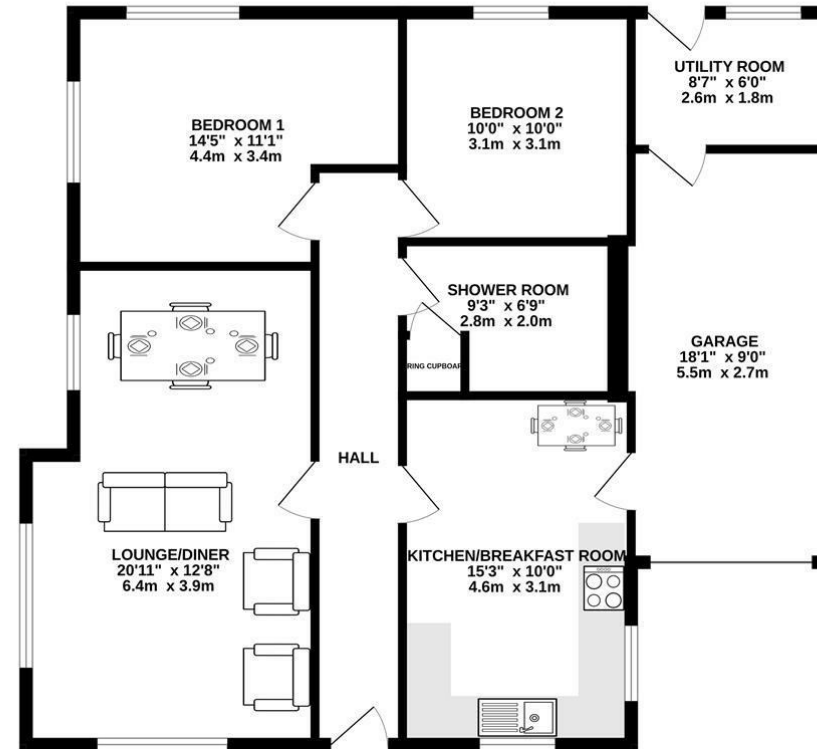
Low maintenance rear garden with access both sides of the home as well as large single garage and separate utility. Off road parking for at least 2 cars and a westerly front garden with lawned area for evening sun.





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

GROUND FLOOR  
1011 sq.ft. (93.9 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 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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