



Beaumont Avenue | Lodmoor | Weymouth | DT4 7RF

**Guide Price £410,000**

BEAUMONT  JONES

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We are delighted to bring to the market this bay fronted detached two double bedroom bungalow with a beautiful south facing rear garden, located in the highly popular location of Lodmoor. This spacious home offers two double bedrooms, living room, dining room, kitchen, large conservatory, utility room, shower room, south facing rear garden, block paved driveway and a garage. This property is offered with no forward chain and must be viewed to be appreciated.

- Two Double Bedroom Detached Bungalow
- Beautiful South Facing Rear Garden
- Immaculately Presented Throughout
- Offered with No Forward Chain
- Highly Popular location of Lodmoor
- Separate Utility Room

### Full Description

Entrance into this lovely property is through the double glazed UPVC front door opening into the welcoming hallway with tiled flooring, access to the loft via the hatch, opening leads through to the dining area, doors opening to both bedrooms, shower room and living room. The bay fronted living room is a generously sized room offering plenty of space for living room furniture, front aspect double glazed windows, spotlights and a wall mounted radiator. The master bedroom is a great sized double with a front aspect double glazed bay window, ample space for bedroom furniture and a wall mounted radiator. Bedroom two is a further double with



Perfect downsize located with close proximity to local amenities and doctors.



a side aspect double glazed window, rear aspect double glazed integral window and a wall mounted radiator. The shower room is mostly tiled around and offers a walk in shower with wall mounted mixer shower over, low level WC, wall mounted wash hand basin, heated towel rail, spotlights and a rear aspect double glazed window.

Returning to the hallway and into the dining area. This lovely area has two archways opening into the kitchen and conservatory allowing an abundance of light to flood in. There is space for dining furniture, wall mounted radiator and further door opening into the utility. The kitchen offers a range of eye and base level units with integral oven, four ring electric hob and extractor fan over, space and plumbing for a dishwasher, rear aspect double glazed window and a further opening into the conservatory. The conservatory offers dual aspect double glazed windows, double glazed sliding door opens onto the beautiful south facing rear garden, wall mounted radiators and a corrugated roof. The utility room offers base level units with sink, space and plumbing for a washing machine and tumble dryer. Space for a fridge freezer, multi aspect double glazed windows and a double glazed UPVC door opening onto the rear garden.



The front of the property there is a block paved driveway providing off road parking, laid to lawn area with mature shrubs and hedges, outside lighting, side access to the rear garden and access into the garage via the up and over door. The garage has power and lighting, wall mounted combination boiler and a work pit. The private south facing rear garden is mostly laid to lawn with hedgerows bordering, hard standing providing space for sheds/summerhouse, raised patio area creating the perfect place for a table and chairs to enjoy the sunshine. There is an external water supply.



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 C. 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. Beaumont Jones is a member of The Property Ombudsman. Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



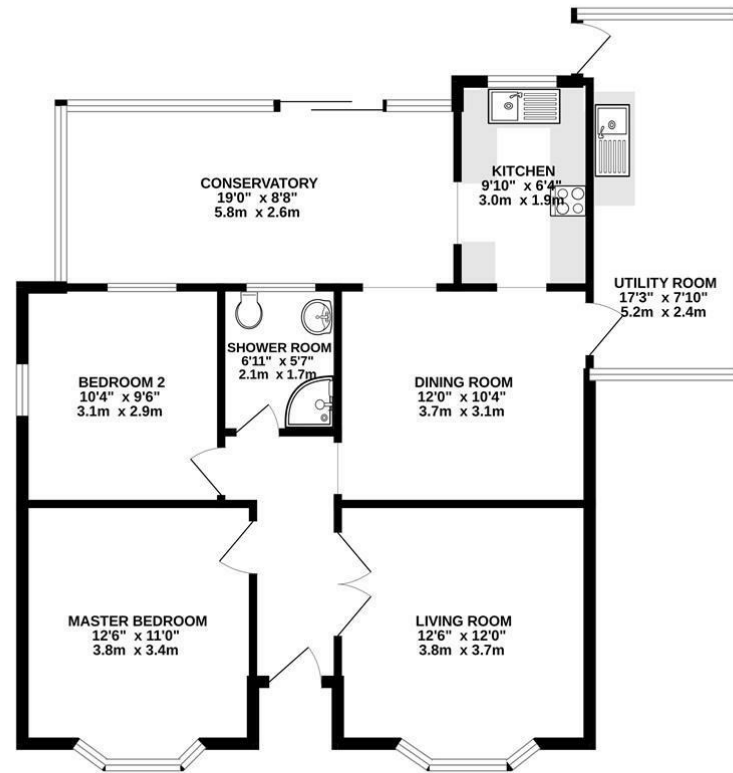
Offered with no forward chain.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
942 sq.ft. (87.5 sq.m.) approx.



TOTAL FLOOR AREA: 942 sq.ft. (87.5 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.  
Made with Metropix C2026

*We value more than your property*

33 St Thomas Street  
Weymouth  
Dorset  
DT4 8EJ  
01305 787434  
sales@beaumontjones.co.uk  
www.beaumontjones.co.uk