



Southfield Avenue | Lodmoor | Weymouth | DT4 7ND

Offers Over £295,000

BEAUMONT  JONES

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Weymouth | DT4 7ND
Offers Over £295,000**

We are delighted to offer this immaculate three bedroom terraced house located in the popular residential location of Lodmoor. The property is within great school catchment and offers a garage, driveway for two, low maintenance rear garden, extended and open-plan kitchen/diner, living room, three bedrooms and bathroom. Viewing is highly recommended to be fully appreciated.

- Three Bedroom Terrace House
- Well-Presented Through-out House
- Garage & Driveway offering Parking for Two
- Popular Lodmoor Location
- Extended Kitchen/Diner
- Low Maintenance Rear Garden

Full Description

Accommodation

Entrance is via the double glazed front door opening into a useful generous sized porch with front & side aspect double glazed opaque window and further door opening into the downstairs accommodation. The living room is a generous size with front aspect window and plenty of space for furniture. This room is open-plan to the extended kitchen/dining creating a wonderful family friendly space with patio doors opening to the garden, rear aspect window and two Velux windows providing ample light. There is space



Well-Presented
Extended Three
Bedroom Terraced
House with Garage
& Driveway



for a dining table and a range of modern wall and base units for storage. Built-in appliances include; dishwasher, five ring gas hob, eye level oven and grill. There is space and plumbing for a washing machine, tumble dryer and large fridge/freezer. Returning to the living room, there is access to an understairs storage cupboard and further door lead through to the inner hallway with stairs rising to the first floor landing and doors opening the remaining accommodation.

The master bedroom is a double bedroom with front aspect window and ample space for bedroom furniture. Bedroom two is also a double bedroom with a rear aspect window overlooking the garden. Bedroom three is a good sized single bedroom with further front aspect window. The family bathroom with rear aspect window offers a suite including; bath with shower and screen over, low level WC & pedestal wash hand basin. There is also a airing cupboard housing the boiler.

Outside

To the front of the house is a block paved driveway offering parking comfortably for two cars. The garage, with up and over door has power, light and water supply. The enclosed rear garden is mostly laid to patio creating the perfect spot for garden furniture with space for a generous sized shed, the garden is fenced with a rear access gate.

Location

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. Radipole Gardens is moment



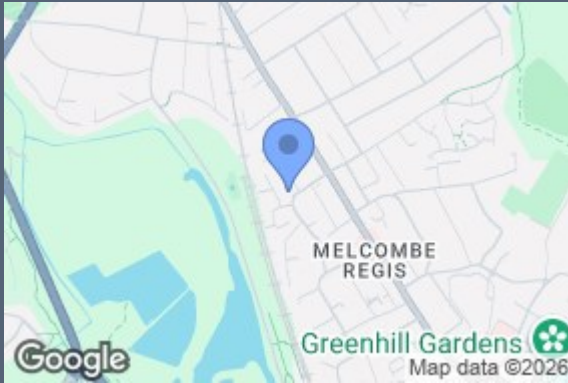
away with easy access into town, Greenhill beach and gardens. There is a regular bus service close by, serving Weymouth & Dorchester.


Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band B. 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.

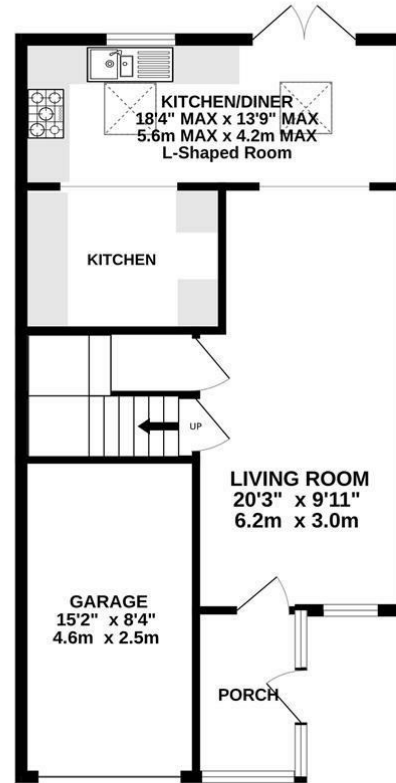


Sought-after
Location Close to
Well-Regarded
Schools

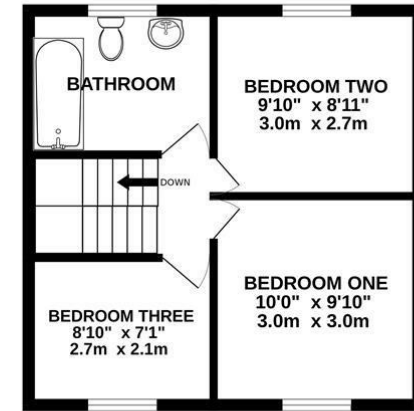


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA: 959 sq.ft. (89.1 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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We value more than your property

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