



Sorrel Close | Lodmoor | Weymouth | DT4 7UF

£190,000

BEAUMONT  JONES

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We are delighted to bring to the market this recently decorated and carpeted one bedroom house set in the popular residential location of Lodmoor. Offering well presented accommodation including, entrance porch, living room, kitchen/diner, double bedroom and modern bathroom. Outside there is access to the separate external store, private garden area to the front and driveway for off-road parking with grass area providing further parking or potential for additional garden space.

- One Bedroom Freehold House
- Recently Decorated and Re Carpeted
- Off-Road Parking for Two Vehicles
- Private Front Garden Area with External Store
- Offered with No Forward Chain
- Perfect First Time Buy/ Investment

Full Description

Positioned in a quiet cul-de-sac, access to the property is via the front driveway and pathway leading to the front door. A welcoming entrance porch provides space for hanging coats with a further door opening into the downstairs accommodation. The living room is a lovely size with a front aspect window and ample space for furniture. A further door leads into the kitchen/diner offering a range of eye and base level units, breakfast bar, space for an oven and undercounter fridge/freezer, space and plumbing for a washing machine, wall mounted gas boiler and front aspect double glazed window overlooking the garden.

Returning to the living room, stairs rise to the first-floor landing with large double airing cupboard providing storage and housing the immersion tank. The bedroom is a generous sized double bedroom with front aspect double glazed window and an alcove providing a great space for a wardrobe. The modern bathroom has stylish panel boarding around, P shape bath with wall mounted mixer shower and fountain attachment over, low level WC,



This perfect first time purchase is offered with no forward chain.



wash hand basin, heated towel rail and a front aspect double glazed window.

Outside

There is a lockable store adjoining the house benefitting from power and lighting whilst also providing a useful storage area. The garden offers an external water supply and has been mainly laid to gravel with two sections of garden and a patio area for low maintenance. Fence enclosed around making this a private space to enjoy the sunshine. There is a driveway providing off-road parking for one vehicle with a grass area currently providing an extra parking space but could be used as additional garden.

Location

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. Council Tax Band A.

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

Agents Notes- EPC TO FOLLOW.

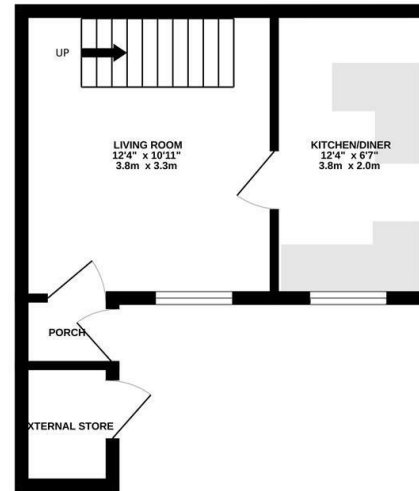
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

GROUND FLOOR
248 sq.ft. (23.0 sq.m.) approx.



1ST FLOOR
216 sq.ft. (20.1 sq.m.) approx.



TOTAL FLOOR AREA: 464 sq.ft. (43.1 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

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