

Lynmoor Road | Lodmoor | Weymouth | DT4 7TW

BEAUMONT JONES

Offers Over £625,000

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Offered with no onward chain, we are delighted to offer a substantial 1930's detached family residence occupying a generous sized plot located within the popular location of Lodmoor. This beautiful home requires modernisation and offers versatile living throughout with immense scope to adapt to the individual buyers needs. Internally the property offers an abundance of living space throughout including four-seven bedrooms depending on how you wish to use them, three-four reception rooms including a generous sized Kitchen/diner and a bay-fronted living room, ground floor annex potential with a wet room, three further bathrooms and a separate cloakroom, beautiful entrance hall and a galleried landing with a beautiful stained glass window. Outside boasts a generous sized family garden laid to lawn, off road parking for several vehicles, garage and a brick built store. Viewing of this wonderful home is highly recommended to appreciate the size and scope.

- Substantial Detached Family Residence Built In 1937
- Four-Seven Bedrooms & Three-Four Reception Rooms
- Ground Floor Annex Potential With A Wet Room Plus Three Further Bathrooms & A Cloakroom
- Versatile Living Throughout With Great Scope To Adapt To The Individual Buyers Needs
- Generous Sized Kitchen/Diner & A Bay-Fronted Living Room
- Generous Sized Level Plot With A Large Family Sized Rear Garden Laid To Lawn
- Off Road Parking For Several Vehicles Plus A Garage & A Brick Built Store
- Located Within A Popular Residential Road In Lodmoor

Full Description

Entrance into this wonderful family home is via a beautiful and wide wooden door leading into a generous sized porch with a further door leading into an impressive and spacious hall with stairs rising to the first floor, built-in under stairs storage cupboard, two front aspect stained glass windows plus a side aspect double glazed window and doors lead through to the ground floor accommodation. The generous sized living room boasts a beautiful and large front aspect double glazed bay window with plenty of space for furniture. The shower room has a suite including a shower cubicle, low level WC, vanity wash hand basin and a side aspect double glazed window. The impressive and spacious kitchen/diner is perfect for entertaining







This beautiful and substantial family residence has great scope to adapt to the individual buyers needs with an abundance of living space throughout.









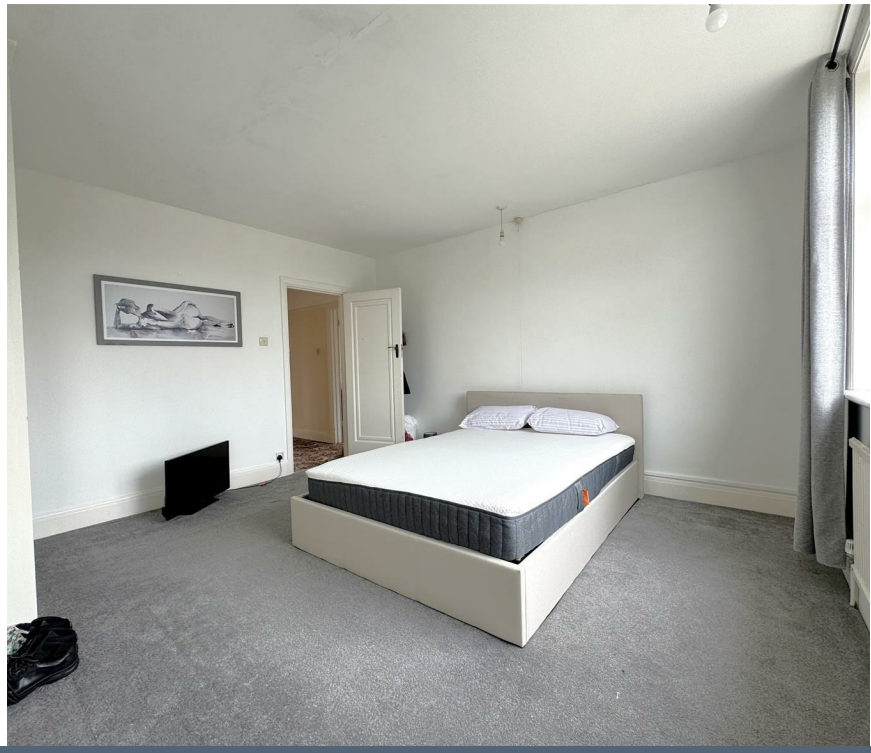


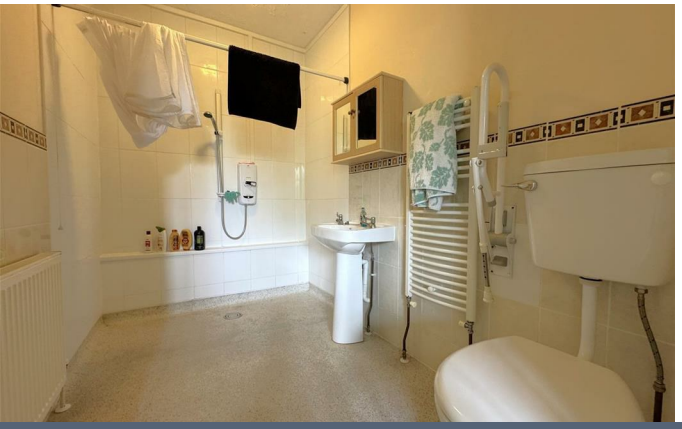
offering dual aspect double glazed windows one of which is a side aspect bay window, large dining area with a set of rear aspect French doors leading out onto the garden. The fitted kitchen comprises eye and base level units with work surfaces over, integral eye level double oven with inset four ring electric hob and extractor fan over, space and plumbing for kitchen appliances and a wall mounted gas boiler. Two built-in storage cupboards and door leads through to a lobby with a side aspect door leading out onto the side garden with access to the garage and brick built store. The cloakroom has a WC, wash hand basin and side aspect window. Reverting back to the kitchen/diner a door leads through to a further reception room/office with a side aspect double glazed window. This could also be a living room to the annex or could easily be converted into open-plan living. A door leads through to a further reception/bedroom to the annex offering a generous size with a rear aspect double glazed window overlooking the garden, a door leads into the wet room offering a wall mounted shower system, WC and a wash hand basin. This whole area could easily be re-designed or has great use as a self-contained annex.

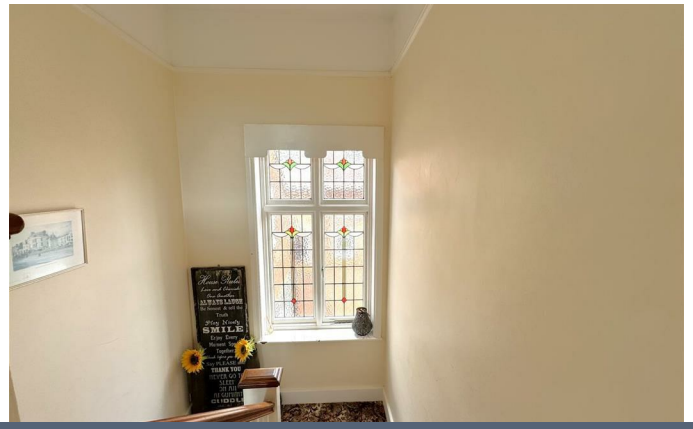
The first floor boats a galleried landing with a beautiful side aspect stained glass window, the generous sized landing has built-in storage cupboards, loft access via a hatch and doors lead through to the accommodation. The current master bedroom is a generous sized double with a front aspect double glazed window and a double built-in wardrobe. Bedroom two is a further generous sized double boasting dual aspect double glazed windows and a wash hand basin. Bedroom three is a further double with dual aspect double glazed windows, double built-in wardrobe and wash hand basin. Bedroom four is located at the far end of the house and has great scope to become the master bedroom with an en-suite and dressing room by removing stud walls to bedrooms five and six, this would create an impressive master bedroom. The set up is currently laid out as bedroom four which is a further double with a rear aspect double glazed window and a wash hand basin. Bedrooms five and six are both single rooms with side aspect double glazed windows. This floor offers two bathrooms, the shower room has a side aspect double glazed window, shower cubicle, WC and a wash hand basin. The main family bathroom has a panel enclosed bath,











shower cubicle, WC, wash hand basin and two side aspect double glazed windows.

Outside boasts a large family sized rear garden laid to lawn with a raised hard standing area for seating abutting the property. Side access to each side, one of which has access into the garage via a rear aspect wooden door and access into a brick built store. The impressive frontage has a lawned garden area and two driveways providing off road parking for several vehicles. The attached garage has opening double wooden doors.

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 E. 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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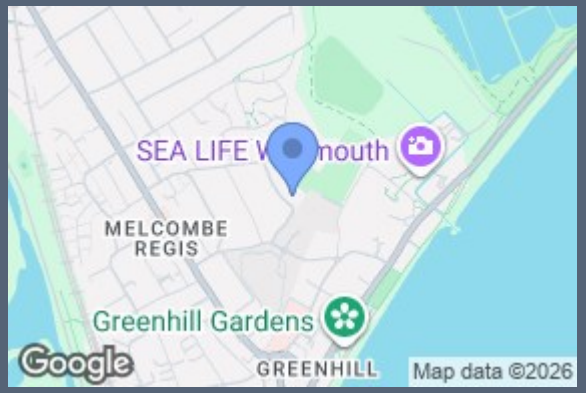


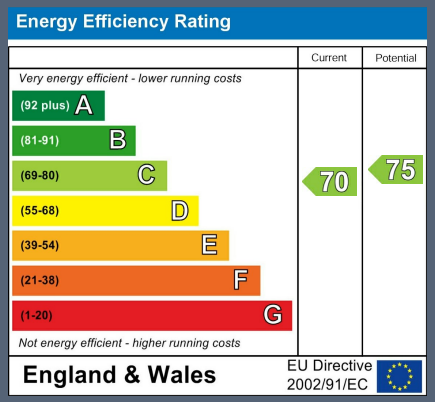
Occupying a generous sized level plot within Lodmoor, close to well-regarded schools and local amenities.













We value more than your property

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