



## Coombe Avenue , Weymouth DT4 7TP

- Fully refurbished extended family home
  - Four bedrooms with storage
- Stunning comprehensive fitted kitchen
  - Large own driveway for two cars
- Luxury bathroom and ensuite shower room
- Located in the heart of Lodmoor
- Exceptional open plan entertaining area
  - Bifold doors to family friendly garden
  - Double length garage
- Stroll to Lodmoor Country Park and Greenhill beach

**£595,000 Freehold**





### Fully enclosed porchway

7'2" x 3'3"  
lighting, tiled flooring, door to;

### Hallway

Radiator, cloaks cupboard with light and storage space housing meters.

### Sitting Room

13'5" x 11'9"  
Front aspect room, log burner, fitted cupboards and shelving.

### Reception Two

8'10" x 12'1"  
This front aspect room could be used as an office, playroom or guest bedroom.

### Open plan kitchen/ entertaining room

18'8" x 10'9"  
Beautifully finished with a comprehensive range of pebble soft close units, drawer and pan storage solutions, quartz worksurfaces, oversized island breakfast bar with over lighting, 5 ring gas hob, double oven, extractor fan, microwave, underlighting, fridge freezer, hanstrom gold boiler tap, zoned electric under floor heating, leading to;  
Light and airy dining room with relaxed sitting area to the rear, velux windows, and side windows, with full width bifold door enjoying views over patio and garden.



### Utility Room

8'10" x 10'9"

Side aspect with space for washing machine and tumble dryer, sink unit, cupboard, walk-in pantry providing ample storage space

### Inner Hallway

radiator, leading to rear double glazed door.

### Cloakroom

4'7" x 3'3"

Suite comprising low level WC, corner wash hand basin, splashback, radiator, side aspect window.

### Stairway to First floor landing

Access to loft space which is boarded with light and ladder

### Master Bedroom

18'9" x 8'10"

Front aspect room, fitted wardrobe, radiator.

### En-suite Shower Room

8'10" x 6'10"

Newly fitted suite comprising large shower unit with shower and jets, low level WC, wash hand basin and vanity unit beneath and Heated LED Mirror, rear aspect window., cupboard housing boiler.

### Bedroom Two

13'5" x 9'6"

Front aspect room with fitted wardrobe, radiator.

### Bedroom Three

8'10" x 7'2"

Rear aspect room, radiator

### Bedroom Four

7'6" x 9'2"

Radiator

### Family bathroom

9'2" x 7'2"

Suite comprising bath, shower unit, tiled walls, toilet, sink, rear aspect window

### Outside front

There is a large driveway to the front providing parking for two vehicles, perfect for camper van or larger vehicle.

### Detached double length garage

12'1" x 15'8"

Driveway to the side, provides access to the double length garage. The width is perfect for motorbikes and bikes, or paddleboards. Lights, power and electric up roll up door.

### Rear Garden

Fully enclosed garden with generous lawn, fenced borders, large decking area providing plenty of space for entertaining, new balustrade.







Local Authority  
Council Tax Band E  
EPC Rating



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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