



Lynmoor Road | Lodmoor | Weymouth | DT4 7TW

Offers Over £625,000

BEAUMONT  JONES

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

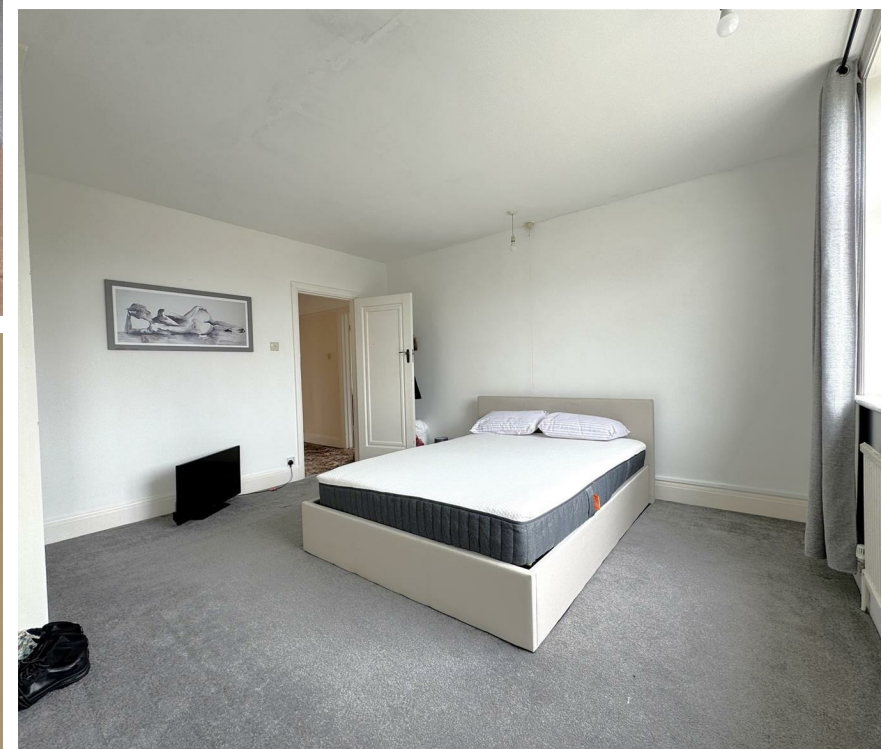
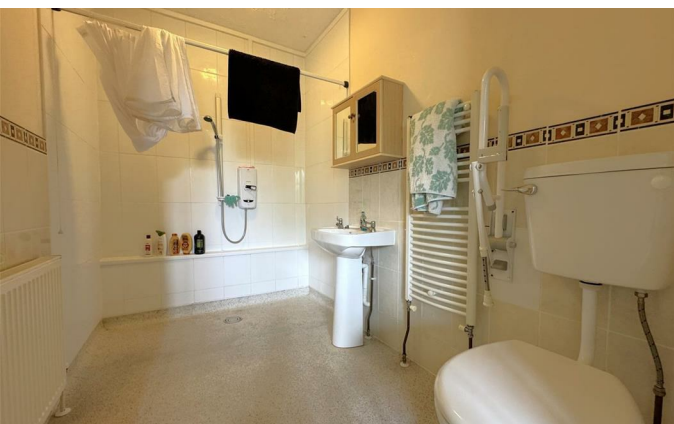


This beautiful and substantial family residence has great scope to adapt to the individual buyers needs with an abundance of living space throughout.



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 boasts 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.

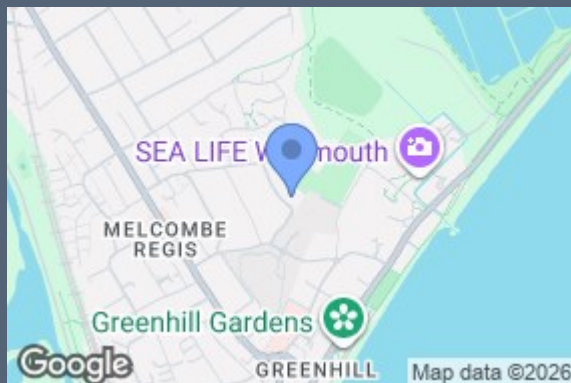
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Occupying a generous sized level plot within Lodmoor, close to well-regarded schools and local amenities.

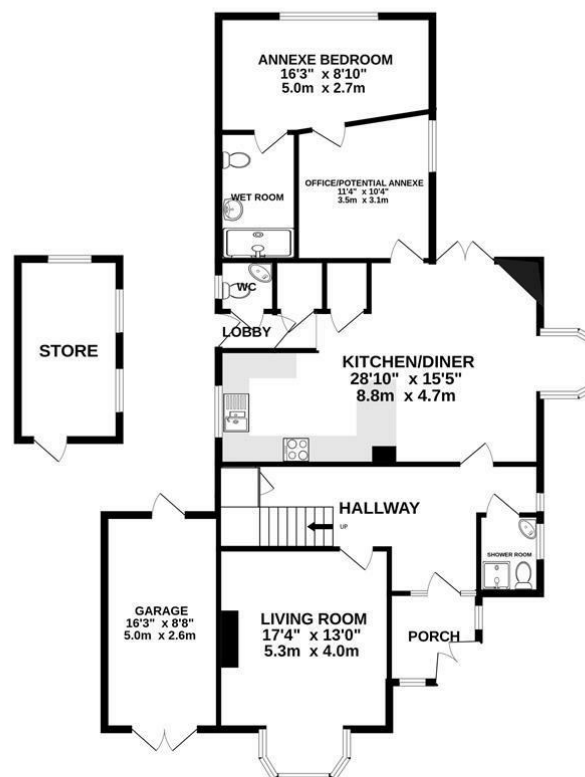




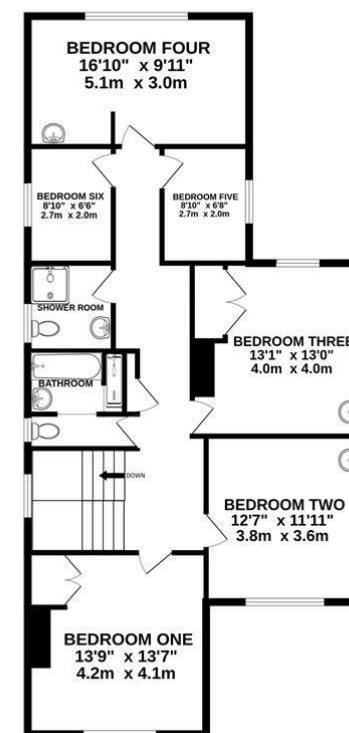
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

We value more than your property

GROUND FLOOR
1374 sq.ft. (127.7 sq.m.) approx.



1ST FLOOR
1093 sq.ft. (101.6 sq.m.) approx.



TOTAL FLOOR AREA : 2468 sq.ft. (229.2 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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33 St Thomas Street
Weymouth
Dorset
DT4 8EJ
01305 787434
sales@beaumontjones.co.uk
www.beaumontjones.co.uk