

Monmouth Avenue | Lodmoor | Weymouth | DT3 5JR

BEAUMONT JONES

## Guide Price £385,000

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Offered with no onward chain, we are delighted to offer this well-presented three-bedroom detached family home situated within a peaceful cul-de-sac in the ever-popular Lodmoor area. Conveniently located close to Lodmoor Country Park, local amenities, Weymouth Rugby Club and well-regarded schools, the property offers well-balanced accommodation throughout. The accommodation comprises a modern fitted kitchen, downstairs cloakroom, lounge/diner, double-glazed conservatory and a contemporary shower room. To the rear, the property enjoys pleasant views across the Weymouth Rugby Club fields. Externally, the property benefits from a garage, tandem driveway providing off-road parking for up to four vehicles, and an enclosed rear garden with gated side access.

- Three Bedroom Detached Family Home
- Nestled Within A Peaceful Cul-de-Sac In Lodmoor
- Beautifully Presented Throughout
- Modern Kitchen & Shower Room
- Fitted Wardrobes & Furniture To All Three Bedrooms
- Generous Sized Lounge/Diner & Double Glazed Conservatory
- Close To Well-Regarded Schools & Local Amenities
- Garage & Off Road Parking For Up To Four Vehicles In Tandem
- Enclosed Rear Garden With Gated Side Access
- Offered With No Onward Chain

## Full Description

The main entrance to this well-presented home opens into a welcoming hallway with stairs rising to the first floor and doors leading to the ground floor accommodation.

The modern fitted kitchen features a range of eye and base level units with work surfaces over, a ceramic sink with mixer tap, integrated eye-level oven, four-ring electric hob with extractor hood, and integrated appliances including a fridge/freezer, washing machine, and dishwasher. A front aspect window provides natural light, while a side door offers convenient access to the driveway. The cloakroom is fitted with a contemporary suite comprising a concealed cistern







This beautifully presented home is located within a peaceful cul-de-sac in Lodmoor with views over the rugby club fields.












WC, wash hand basin with vanity storage beneath, and a side aspect window.

The spacious lounge/diner provides ample room for both living and dining furniture and benefits from a useful under-stairs storage cupboard. A rear aspect double glazed window and sliding patio doors fill the room with natural light and lead into the double glazed conservatory. Overlooking the rear garden, the conservatory offers a versatile additional reception space with power, lighting, and patio doors opening onto the garden.

Upstairs, the landing features a side aspect window, loft access, and an airing cupboard housing the gas boiler. There are three bedrooms and a modern shower room. The principal bedroom is a generous double with an extensive range of fitted wardrobes and storage units, enjoying a pleasant outlook over the cul-de-sac. Bedroom two is another well-proportioned double, also benefitting from fitted wardrobes and storage, with views towards the rugby club fields. Bedroom three is currently arranged as a dressing room with fitted wardrobes but could easily be reverted to a comfortable single bedroom. The contemporary shower room is fitted with a corner shower cubicle, WC, wash hand basin with vanity storage, heated towel rail, and fully clad walls.

Outside, the enclosed rear garden is predominantly laid to lawn with a patio area adjoining the property, ideal for outdoor entertaining. Gated side access leads to the garage and driveway.

Beyond the registered rear boundary, the current owner has incorporated and maintained an additional area of approximately 35ft. This land does not form part of the property's legal title and is understood to be owned by the local council. Whilst the seller has enjoyed use of this land since 2019, ownership of the land and any rights to its











continued use will not transfer as part of the sale. Prospective purchasers should satisfy themselves as to the position through their conveyancer. The additional area extends towards the RSPB Lodmoor wetlands, helping to create an attractive open outlook from the property.

To the front, there is a lawned garden with a planted tree and a shingle area. The driveway provides tandem off-road parking for up to four vehicles and leads to the garage, which benefits from power, lighting, and an up-and-over door.

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 D. 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.





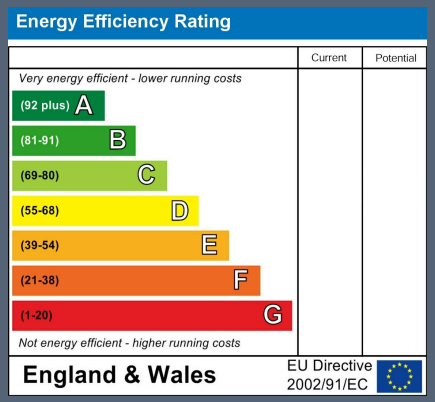
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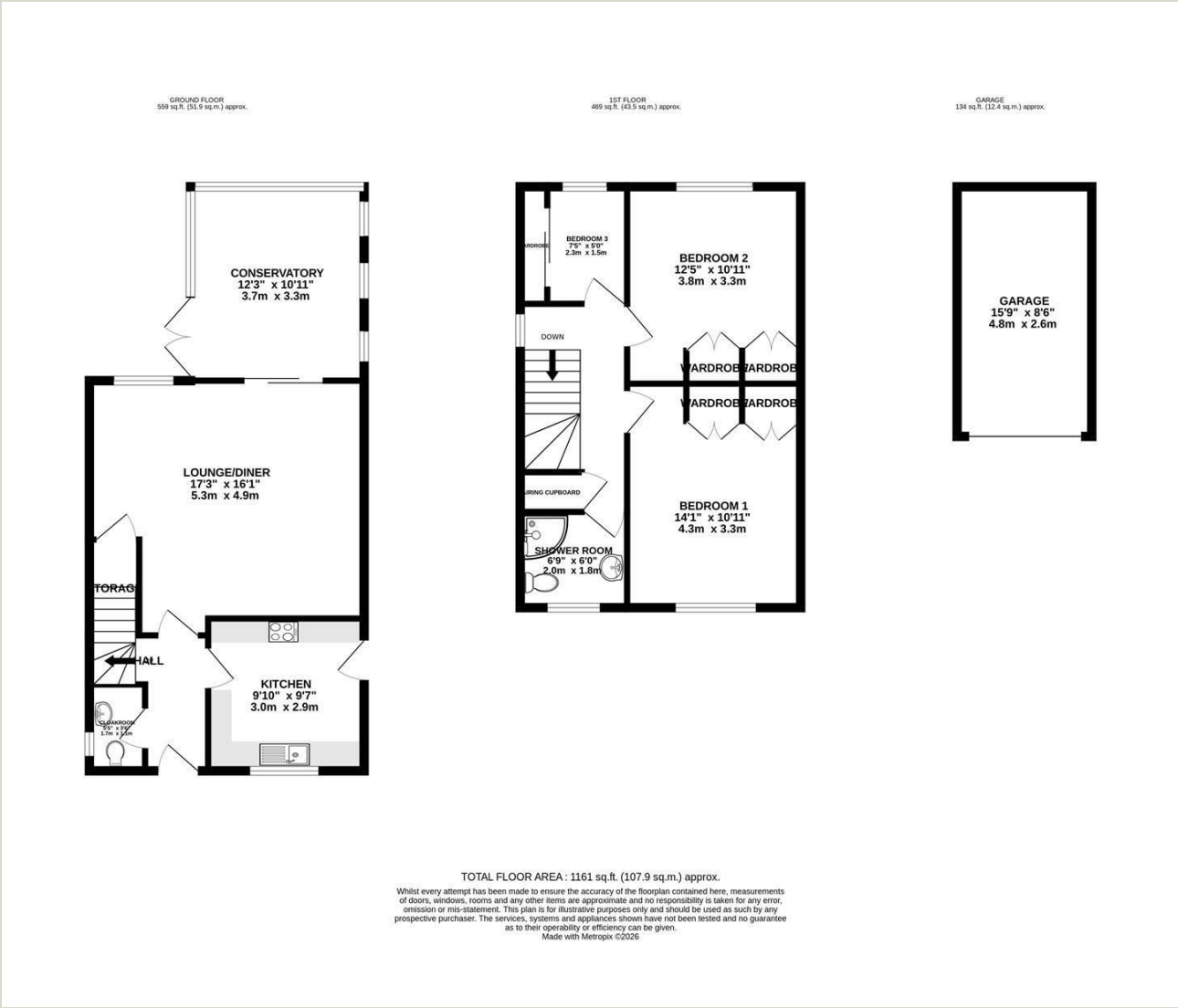









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*We value more than your property*