



St. Andrews Avenue, Weymouth  
DT3 5JS

Asking Price £430,000

AUSTIN  
PROPERTY SERVICES

We are delighted to offer for sale this well-presented detached chalet bungalow, situated in the highly sought-after location of Lodmoor. The property offers generous, well-proportioned accommodation throughout and is ideally suited to ground-floor living. Modern benefits include double glazing, gas central heating, a front driveway and a low maintenance rear garden.

The ground floor comprises an inviting reception hallway with staircase to the first floor. The spacious lounge/diner enjoys direct access to the rear and leads through to a bright conservatory incorporating a utility area and morning room that spans the full width of the property, offering ample natural light and views over the garden. A bespoke mezzanine floor adds a unique feature to this space. The kitchen is fitted with a modern range of eye-level and base units with coordinating worktop surfaces. There is also a well-proportioned ground floor bedroom, currently used as an additional sitting room, positioned to the front with large double-glazed windows. A modern ground floor bathroom completes the downstairs accommodation hosting both a bath and separate shower cubicle.

To the first floor are two further large double bedrooms, both offering excellent storage. The exceptionally spacious family bathroom features a low-level WC, vanity wash hand basin, an extra-large spa bath and a double shower cubicle.

Externally, the property benefits from an independent driveway providing off-road parking. Side access leads to the enclosed rear garden, which is designed for ease of maintenance and includes a covered decked seating area, attractive paving and well-stocked planted borders. A workshop with power and light (including a separate consumer unit) adds to the property's appeal.





**GROUND FLOOR**

**Reception Hallway**

**Sitting Room / Bedroom**  
12'2" max x 11'3" max

**Lounge Area**  
12'2" max x 16'4" max

**Dining Area**  
9'2" x 13'9"

**Kitchen**  
9'3" max x 12' max

**Utility**  
21'9" x 6'4"

**Conservatory**  
16'11" x 5'10"

**Bathroom**  
5'5" x 9'5"

**FIRST FLOOR**

**First Floor Landing**

**Bedroom One**  
17'4" max x 9'9" max

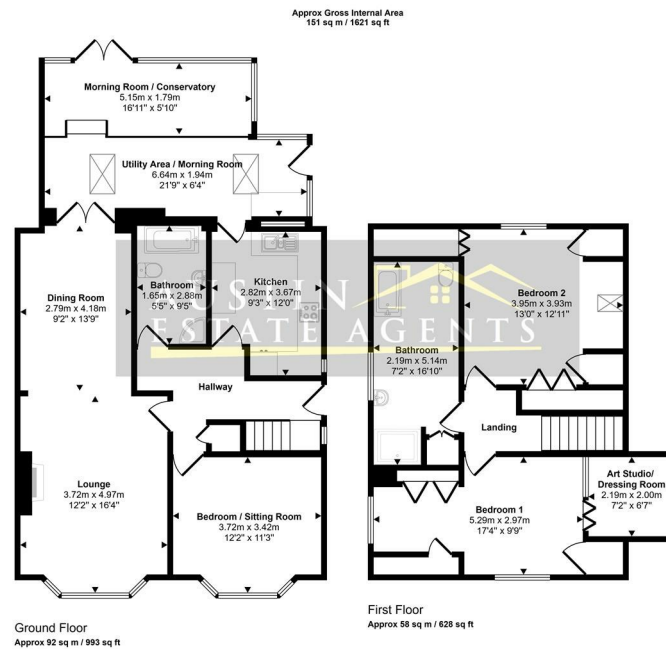
**Dressing Room / Art Studio**  
7'2" x 6'7"

**Bedroom Two**  
12'12" max x 12'11" max

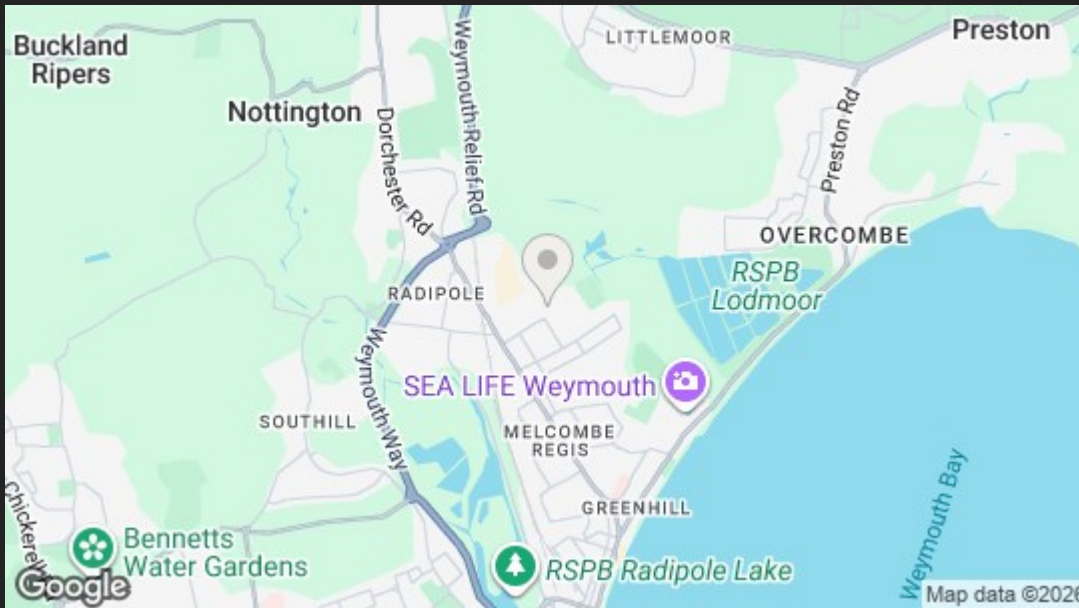
Situated in the sought-after Lodmoor area, the property benefits from close proximity to a range of local amenities including a doctors' surgery, shops, post office, supermarkets and the Gateway Retail Park. Greenhill Beach can be easily reached via a particularly pleasant walk through Lodmoor Country Park, moments away from the property. Regular bus services to Weymouth town centre and surrounding areas are within a short walk, and the Weymouth Relief Road is readily accessible.

For further information, or to make an appointment to view, please contact Austin Estate Agents.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		<b>79</b>	
	<b>54</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

Local Authority **Dorset Council**  
 Council Tax Band **D**  
 EPC Rating **E**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.