



Lindens Close | Lodmoor | Weymouth | DT4 7LN

Offers Over £280,000

BEAUMONT  JONES

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This bright and well presented three bedroom end of terrace home, offers spacious and versatile living throughout. The property features a welcoming sitting room, a generous kitchen with ample storage, and three well proportioned bedrooms ideal for families or home working. Benefiting from plenty of natural light, a private garden, and a convenient location close to local amenities, schools, and transport links, this home combines comfort and practicality in a desirable setting.

- Three Double Bedrooms
- End Of Terrace
- Quiet Cul-De-Sac In Sought After Location
- Garage Conversion With Light and Power For Office/Hobbies Room
- Modern Generous Family Bathroom
- Generous Front and Rear Gardens

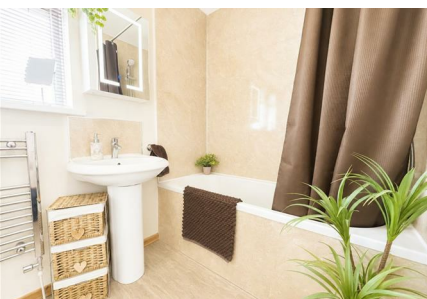
Full Description

Accommodation

Entrance is via the front door opening into a useful porch with and further door opening into the downstairs accommodation. The sitting/dining room is a generous size with front aspect window and is plenty of space for furniture. From here, doors lead through to the inner hallway with stairs rising to the first floor, useful storage for coats and shoe, a cloakroom and an airing cupboard that houses the boiler. The kitchen area has a rear aspect window overlooking the pretty garden and plenty of wall and base



A well proportioned three double bedroom home offering versatile living in a sought after location.



units for storage. There is a built-in four ring gas hob and oven, along with under counter space for dishwasher and washing machine.

Returning to the hallway, stairs rise and turn to the first floor landing with access to the following rooms. Bedroom one is a double bedroom with front aspect window and currently offers built-in wardrobe and storage space. Bedroom two is also a double bedroom with rear aspect window. Bedroom three is a small double bedroom with a front aspect window. The shower room is a good size and offers a bath with over head shower, low level WC and pedestal wash hand basin. There is a storage cupboard on the landing.

Outside

To the front of the house steps lead to the property and there is side access to the garage, with UPVC door. The garage has power and light and additional access from the rear garden. The Westerly facing front garden has a sunny aspect with distant views toward the nature reserve and is mainly laid to lawn. The east facing rear garden is a lovely size due to the corner plot and offers a patio area abutting the kitchen. There is a pathway leading down the garden to the rear access gate and a sunny raised decking area. The garden itself is mainly laid to lawn with pretty shrub and flower borders. There is access into the Garage/ Hobbies Room from the rear garden,

Location

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. Radipole Gardens is moment



away with easy access into town, Greenhill beach and gardens. There is a regular bus service close by, serving Weymouth & Dorchester.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band B. 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.



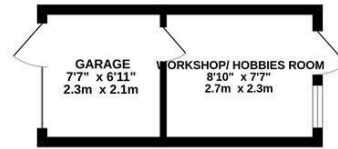
Perfect for first time buyers. It is a must view.



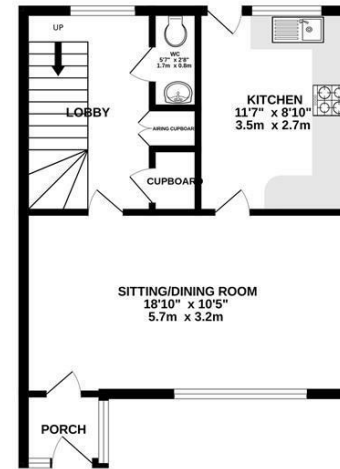
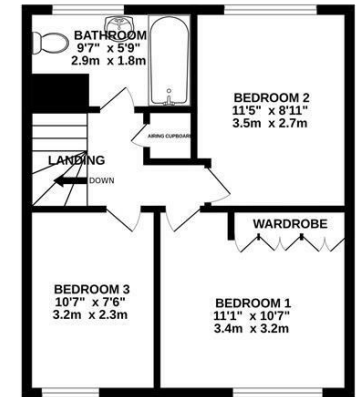


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 955 sq.ft. (88.7 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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