

**DIRECT**



**MOVES**



## **Lodge Way** **, Weymouth DT4 9UU**

- Semi-detached three bedroom family home
- Walking distance to Chesil Beach and local amenities
  - Separate garage in block
  - Scope to add value and improve
  - Distant sea views from garden
- Desirable Wyke Regis location with nearby sea views
  - Spacious south-facing garden
  - Perfect for first time buyer or investor
    - Bus routes short walk away
    - No upper chain

**Offers Over £235,000 Freehold**





### **Front of Property**

An attractive lawned front garden with mature shrubs provides a welcoming approach. A patio walkway leads to side access into the rear garden, while a convenient ramp gives access to the double-glazed UPVC front door.

### **Entrance Hallway**

6'6" x 2'7"

Welcoming hallway with stairs rising to the first floor, wall-mounted radiator, thermostat, ceiling light, and access to all ground floor rooms.

### **Downstairs WC**

3'3" x 4'11"

Front aspect with obscured double-glazed window, low-level WC, hand wash basin with stainless steel taps, heated towel rail, and ceiling lighting.

### **Living Room**

23'3" x 13'5"

A spacious dual-aspect living room with front aspect double-glazed window and rear French doors opening onto the garden. The room features ceiling coving, ceiling lighting, two wall-mounted radiators, and access to under-stair storage and the kitchen.



### **Kitchen**

9'10" x 6'10"

A bright rear aspect kitchen with a double-glazed window overlooking the garden. Fitted with a range of wall and base units, stainless steel sink with mixer tap, space for white goods, and oven with extractor above. The room is partially tiled, with ceiling lighting, coving, and an obscured double-glazed door giving access to the rear garden.

### **Rear Garden**

A delightful south-westerly facing garden, thoughtfully landscaped with patio areas, mature shrubbery, a brick-enclosed planter, and a wooden storage shed. Side access is also available.

### **First Floor Landing**

9'6" x 5'6"

With loft access via hatch, over-stair storage cupboard housing the combination boiler, ceiling lighting, and doors to all bedrooms and bathroom

### **Bedroom One**

10'5" x 10'5"

A generous front aspect double bedroom with double-glazed window, wall-mounted radiator, ceiling coving, ceiling light, and an internal light tunnel to the hallway.

### **Bedroom Two**

7'6" x 9'6"

Rear aspect double bedroom with large double-glazed window overlooking the garden, wall-mounted radiator, ceiling coving, and ceiling lighting.

### **Bedroom Three**

6'10" x 6'10"

A well-proportioned rear aspect room with double-glazed window, radiator, ceiling coving, ceiling lighting, and power points.

### **Bathroom**

6'6" x 6'2"

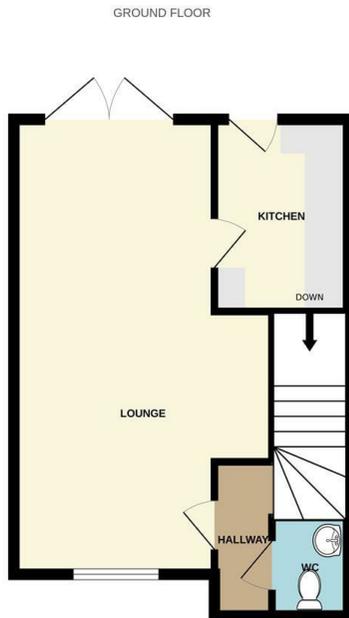
Front aspect with obscured double-glazed window, fitted with a wall-to-wall bathtub with stainless steel mixer tap and handheld showerhead, low-level WC, hand wash basin with stainless steel taps, wall-mounted radiator, and ceiling lighting.

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Local Authority  
Council Tax Band **C**  
EPC Rating **C**



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