

Rosebay Drive | Lodmoor Sands | Weymouth | DT3 6GE

Offers Over £230,000

BEAUMONT JONES

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VENDOR CURRENTLY SUITED

We are delighted to offer a well-presented two double bedroom house within a popular development in Lodmoor Sands. This property would make an excellent first time purchase/down size offering an open plan living area with a modern fitted kitchen, downstairs cloakroom, spacious living room area with patio doors opening onto the rear garden, beautiful south facing rear garden, modern bathroom and off road parking for 2 vehicles. Viewing is highly recommended to be appreciated.

- Built in 2020 with 4 Years Remaining on NHBC
- Driveway for Two Cars
- Southerly Facing Rear Garden
- ***VENDOR CURRENTLY SUITED***
- Immaculately Presented Throughout
- Perfect First Time Buy

Full Description

Entrance into this lovely home is via a front aspect double glazed composite door leading into a welcoming hall with space to store shoes and hang coats with stairs rising to the first floor and a door leads through to the ground floor accommodation. The open plan living accommodation is modern with an abundance of light flooding through from the double glazed patio doors. The kitchen area offers a range of eye and base level units with work surfaces over, integrated oven with four ring electric hob and extractor hood over, further integrated appliances include a fridge freezer and washing machine, space for a tumble dryer, front aspect double glazed window and a wall mounted combination boiler is located within a cupboard. There is ample space for dining furniture in the dining area. The generously sized living area offers ample space for furniture, two vertical radiators, understairs storage, double glazed patio doors opening onto the rear garden and a further door opening into the WC. The modern and contemporary WC comprises a low level WC, wash hand basin with pedestal and a wall mounted radiator.







Semi-detached home built in 2020 with four years remaining on NHBC.











The first floor landing area offers access to loft via hatch and doors open to both bedrooms and the family bathroom. The master bedroom is a generous sized double with two front aspect double glazed windows and a wall mounted radiator. Bedroom two is a further double offering a rear aspect double glazed window overlooking the rear garden and a wall mounted radiator. The modern bathroom is partially tiled around with a suite including a panel enclosed bath with shower attachment over, low level WC, wash hand basin, wall mounted towel rail heater and a side aspect double glazed window.

Outside offers a beautiful south facing enclosed rear garden which is mostly laid to lawn with a composite decked area abutting the property and a further laid to patio area, perfect for a table and chairs. Externally there is a water supply, power point and a side gate opening onto the driveway, providing parking for two vehicles and a EV charge point. The front of the property there is a path leading to the front door, bordered by laid to stone shingle.

Location

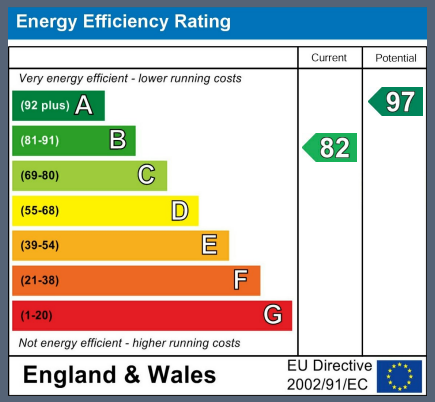
The property is located in Lodmoor Sands. The location is extremely convenient for local amenities, doctors, schools and grocery shops such as Chalbury food and wine store in Preston, Morrisons Daily, Home Bargains and Goulds Garden Centre. Nearby there is a regular bus route, Upwey train station with direct links to Bristol Temple Meads and London Waterloo and excellent road and cycle links to both Weymouth and Dorchester. The surrounding countryside encourages lovely walks and hikes, and the stunning coastline of Weymouth Bay and Preston beach, is just a short distance away.

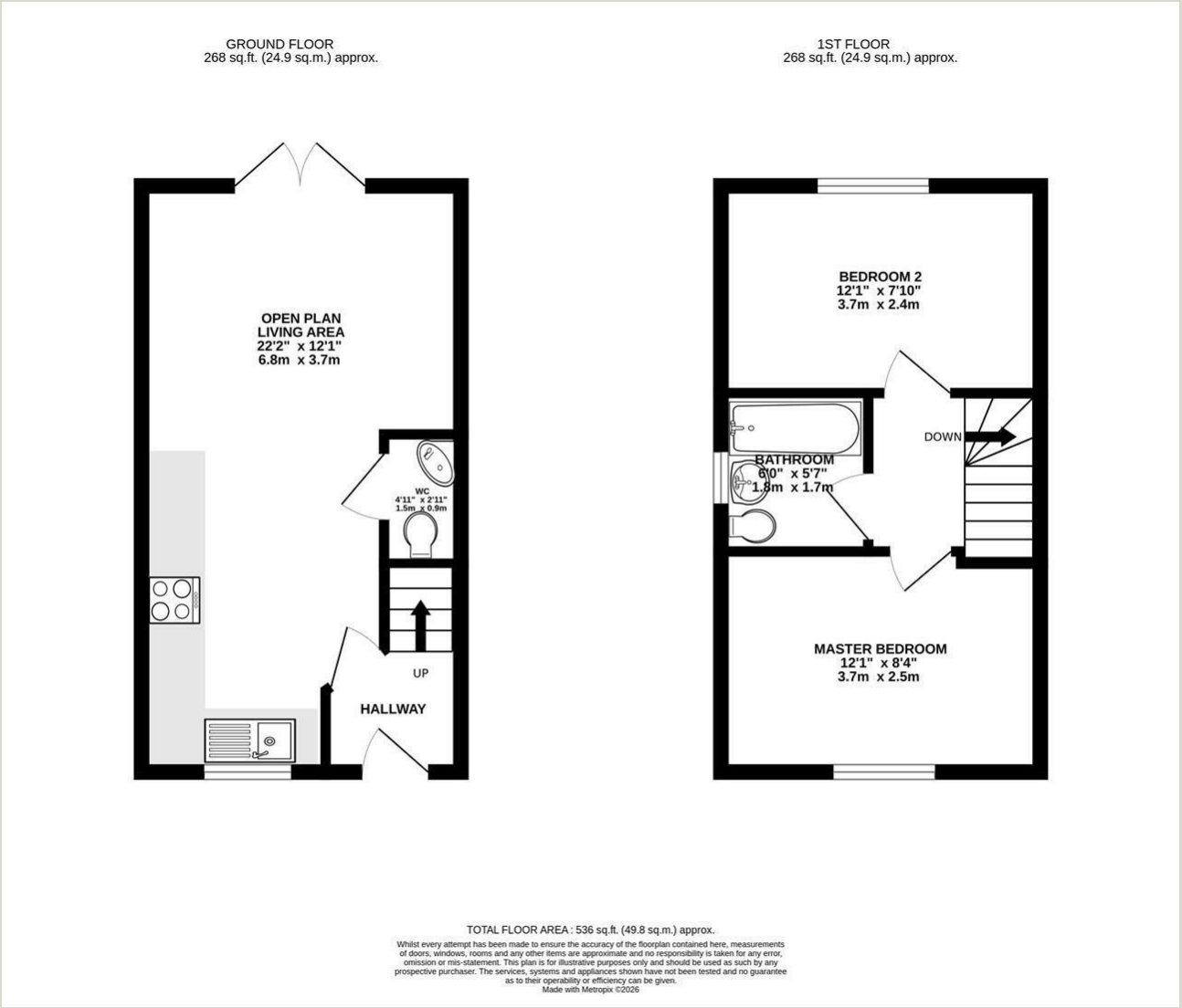
Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band B. Services: - Mains gas, electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. 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 scheme and subscribe to The Property Ombudsman Code of Practice.







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We value more than your property