



Waverley Road | Lodmoor | Weymouth | DT3 5EB

Offers Over £525,000

BEAUMONT  JONES

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Offered with no onward chain is this substantial detached residence located in a cul-de-sac within the popular location of Lodmoor. The property offers three/four bedrooms plus a 1/2 bedroom self-contained annexe making this the perfect purchase for multi-generational living or a substantial forever family home or income potential. The property boasts beautiful views over Radipole Nature Reserve, off road parking for up to three vehicles and an enclosed rear garden. The main house offers a spacious hall, two large reception rooms, kitchen/breakfast room, office, downstairs cloakroom, lean-to providing covered side access, three bedrooms to the first floor with master ensuite shower plus main bathroom, spacious landing and attic space. The annexe is laid out over two floors benefitting a kitchen/diner, living room, snug, bedroom and a shower room. Viewing of this wonderful and spacious home is highly recommended.

- Substantial Detached Residence Located Within A Cul-de-Sac In Lodmoor
- Perfect For Multi-Generational Living
- Two Large Reception Rooms Plus An Office & Kitchen/Breakfast Room
- Enclosed Rear Garden With Covered Side Access
- No Onward Chain
- Three/Four Bedrooms Plus A 1/2 Bedroom Self-Contained Annexe
- Abundance of Living Space Throughout
- Three Bathrooms Plus A Downstairs Cloakroom
- Off Road Parking For Up To Three Vehicles
- Close To Local Amenities & Well-Regarded Schools

Full Description

Entrance into this substantial residence is via a front aspect double glazed door leading into a spacious porch with a double glazed door leading into the main house and a door leads through to the annexe. The main house offers a welcoming and spacious hall with stairs rising to the first floor, beautiful Parquet flooring, built-in under stairs storage cupboard and doors lead through to the ground floor accommodation. The generous sized living room offers an abundance of space boasting a beautiful front aspect bay. The separate dining room offers great space offering a rear aspect bay window and plenty of space for a dining table and chairs, this room is perfect for entertaining family and guests. The kitchen/breakfast room has a fitted



This substantial detached residence offers a 1/2 bedroom self-contained annexe making this the perfect purchase for multi-generational living or income potential.



kitchen comprising eye and base level units with work surfaces over, integral eye level oven with inset four ring gas hob and extractor fan over, space and plumbing for a washing machine and fridge/freezer, space for a table and chairs, rear aspect double glazed window and a side aspect double glazed doors leads into the lead-to which provides access to the garden and to the front of the property. The office is great for home working providing a spacious room with a rear aspect double glazed window overlooking the garden. This room could also be used as a further bedroom (bedroom four). The cloakroom has a low level WC, wash hand basin and a side aspect double glazed window.

The first floor boasts a large landing with loft access via a hatch with a pull down ladder, the attic has been boarded out and provides power points, storage into the eaves and a sky light. Doors off the landing lead through to the three bedrooms and family bathroom. The master bedroom is a generous sized double boasting a beautiful front aspect bay enjoying views over Radipole Nature Reserve, a range of fitted furniture and a door leads through to the modern shower en-suite comprising a shower cubicle, low level WC, wall mounted wash hand basin and a side aspect double glazed window. Bedroom two is a further generous sized double boasting a rear aspect bay overlooking the garden. Bedroom three is a small double/well-proportioned single with a rear aspect window overlooking the garden. The main family bathroom has a modern suite comprising an L-Shaped panel enclosed bath with shower attachment over, low level WC, wall mounted wash hand basin and a side aspect window.

The Annexe is completely self-contained with entrance off the porch leading into a kitchen/diner hall with stairs rising to the first floor, front aspect double glazed window, modern style fitted kitchen comprising eye and base level units with work surfaces over, integral double oven with inset four ring electric hob and and extractor fan over, integrated washing machine, space for a fridge/freezer and space for a dining table and chairs. The first floor provides a spacious landing opening into the living room with dual aspect windows and views over Radipole Nature Reserve. There is an internal room with a window this would



make an excellent snug or a further bedroom. The double bedroom has a rear aspect window overlooking the garden. The modern shower room has a suite including a shower cubicle, low level WC, wash hand basin and a skylight.

Outside offers an enclosed rear garden laid to lawn, hard standing and a raised decking area housing a large shed/workshop with power and lighting. Planted borders, greenhouse with lighting, water supply and covered side access via the lean-to. The front of the property has a driveway providing off road parking for up to three vehicles.

The property sits within a cul-de-sac 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.

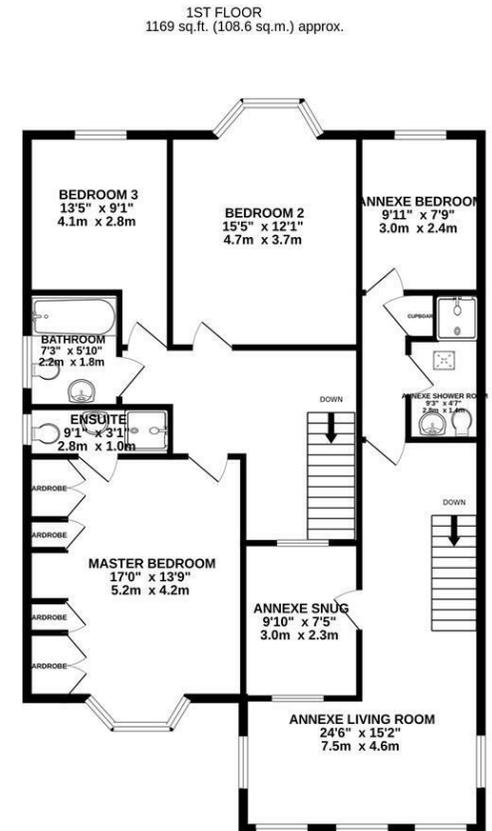
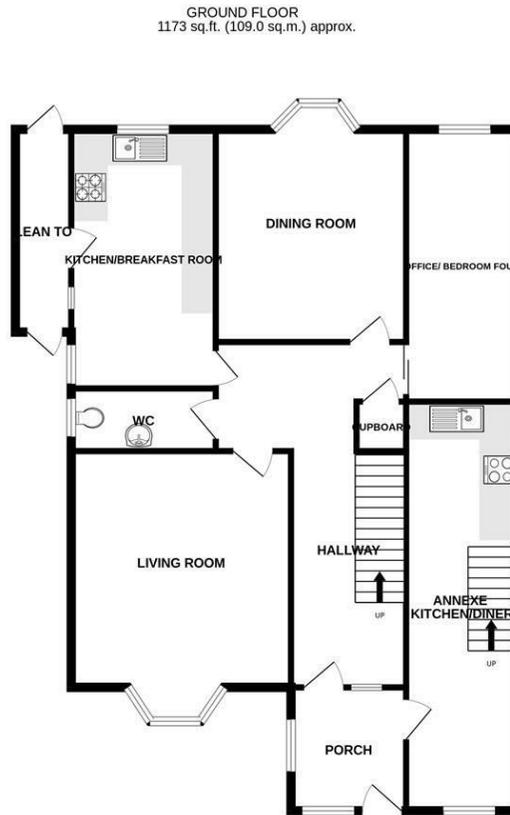


Tucked away in a cul-de-sac within Lodmoor boasting views over Radipole Nature Reserve.





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



TOTAL FLOOR AREA : 2343 sq.ft. (217.6 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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