



Larkspur Close | Lodmoor | Weymouth | DT4 7UB

£950 Per Month

BEAUMONT  JONES
RESIDENTIAL LETTINGS

Larkspur Close | Lodmoor
Weymouth | DT4 7UB
£950 Per Month

This one bedroom terrace house is beautifully presented through-out and set within a quiet residential cul-de-sac in Lodmoor with off road parking.

- Available Immediately
- One Bedroom House in Sought after location of Lodmoor
- Unfurnished
- Allocated Parking plus Visitors Parking
- Pretty Enclosed Garden
- Kitchen will include electric cooker

Full Description

Access into the property is via the enclosed garden, with a double glazed door opening into a useful porch with space for coats and a further wooden glazed door opening into the living room. This lovely light room has a front aspect window offering views over the garden, plenty of space for furniture, stairs to the first floor and door leads through to the kitchen/breakfast room. The fitted kitchen comprises of a range of eye and base level units with work surfaces over, there is a front aspect window with views over the garden, freestanding cooker, space and plumbing for a washing machine and an undercounter fridge. There is space for a good sized breakfast table.

Returning to the living room, stairs rise to the first floor, the landing area has a large double built-in storage cupboard/wardrobe, loft access via a hatch and doors lead through to the double bedroom and modern shower room. The bedroom is a generous sized with a front aspect window. The modern shower room comprises a large enclosed shower, low level WC and wash hand basin.

Enjoying a larger than average enclosed garden for a one bedroom house, the garden is fully fenced providing a private area to enjoy the south-westerly direction. There is a patio area abutting the house offering space for garden furniture with the remainder of the garden laid to gravel, there is plenty of space for a large shed. There is a useful brick built storage store with power and lighting located next to the front door. Through the garden gate, there is easy road parking in this cul-de-sac but you also have an



A beautifully presented one double bedroom house with private enclosed garden.



allocated parking space along with use of a visitors space.

Rent: - £950.00 per calendar month / £219 per week

Holding Deposit - £219

Security Deposit - £1095.00

*No deposit option available via Reposit.

Council Tax Band - A

EPC - C

Situation - The property sits within the popular residential area of Lodmoor, which is ideally situated close to local amenities, supermarkets and doctors' surgery. The Lodmoor Country Park is just moments away with a path leading to Greenhill beach and gardens, as well as easy access to the RSPB Nature Reserve & Weymouth Rugby club. There is easy access into Weymouth town centre from here and nearby bus stops on the main Dorchester Road with regular services to both Weymouth & Dorchester.

Rating Authority: - Dorset (Weymouth & Portland) Council. Currently Business Rates, previously Council Tax Band A.

Services - The rent is exclusive of all utility bills including Council Tax, mains Water and Sewerage, mains Electric and Gas. There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property.

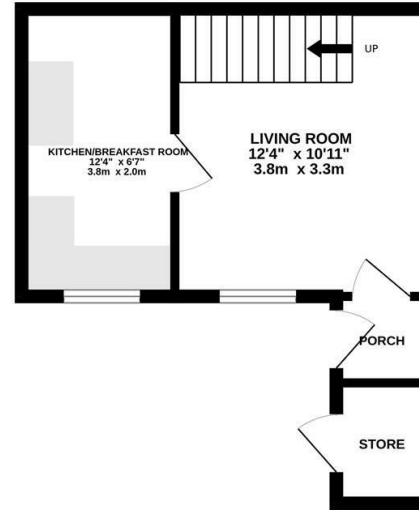
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Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

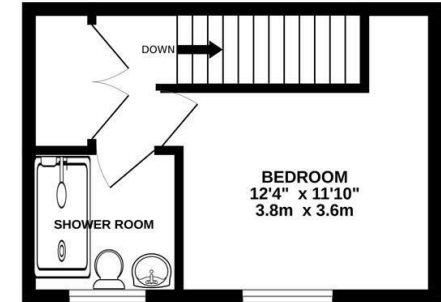


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
252 sq.ft. (23.4 sq.m.) approx.



1ST FLOOR
216 sq.ft. (20.1 sq.m.) approx.



TOTAL FLOOR AREA: 468 sq.ft. (43.5 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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We value more than your property

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