



Dale Avenue | Lodmoor | Weymouth | DT4 7RB

**Offers Over £345,000**

BEAUMONT  JONES

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Weymouth | DT4 7RB  
Offers Over £345,000**

Offered with no onward chain, we are delighted to offer a beautifully presented three bedroom bay-fronted terraced house within the popular location of Lodmoor. Close to local amenities, The Lodmoor Country Park and well-regarded schools this wonderful home would make an excellent family home boasting a garage to the rear of the property, enclosed Westerly-Facing rear garden, open-plan living to the ground floor with a modern fitted kitchen, generous sized bedrooms and a modern bathroom. Viewing is highly recommended to be appreciated.

- Three Bedroom Bay-Fronted Terraced Family Home
- Garage To The Rear Of The Property
- Open-Plan Living To The Ground Floor
- Well-Regarded Schools & Local Amenities Close By
- Beautifully Presented Throughout
- Enclosed Westerly-Facing Rear Garden
- Located Within Lodmoor
- No Onward Chain

### Full Description

Entrance into this wonderful family home is via an enclosed front garden laid to block paving with a set of double wooden glazed doors leading into an enclosed storm porch and a double glazed composite door leads into a warm and welcoming hall with stairs rising to the first floor, built-in understairs storage cupboards, Oak flooring and a wooden glazed door leads through to the open-plan living area. This generous size area is the hub of the home and great for entertaining offering Oak flooring, spacious living area with a wood burning stove, front aspect double glazed bay window and a wall mounted 3 Column radiator. The dining area has



This beautiful family home is located within the popular location of Lodmoor, just moments from the Lodmoor Country Park, Greenhill and well-regarded schools.

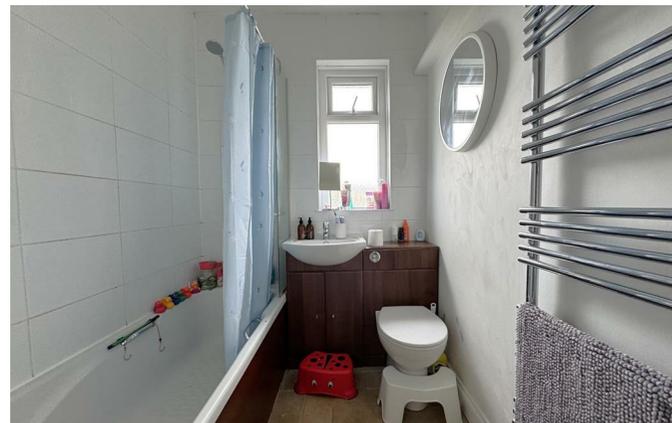


plenty of space for a dining table and chairs, wall mounted vertical radiator, set of rear aspect double glazed patio doors lead out onto the Westerly facing garden and an opening leads through to the modern fitted kitchen. A range of eye level and base level units with work surfaces over, integral eye level double oven with inset four ring gas hob and extractor hood over, integrated fridge/freezer and dishwasher, space and plumbing for a washing machine, rear aspect double glazed window and a side aspect double glazed door leads out onto the garden.

The first floor has a landing area with loft access via a hatch (great scope to convert STPP) and doors lead through to the three bedrooms and family bathroom. The master bedroom is a generous sized double boasting a front aspect double glazed bay window and a wall mounted 3 column radiator. Bedroom two is a further double offering built-in wardrobes, rear aspect double glazed window and a wall mounted 3 column radiator. Bedroom three is a well-proportioned single with a front aspect double glazed window and a wall mounted 3 column radiator. The family bathroom has a modern style suite including a panel enclosed bath with shower attachment over, combined vanity wash hand basin and WC with a concealed cistern, wall mounted radiator and a rear aspect double glazed window.

Outside boasts an enclosed Westerly-Facing rear garden laid to lawn and a beautiful patio area abutting the property. Planted raised borders, vegetable patch, garden shed, access into the garage and gated rear access. The garage has an up and over door and can be accessed via a lane off Grove Avenue.

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. 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 C. 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.



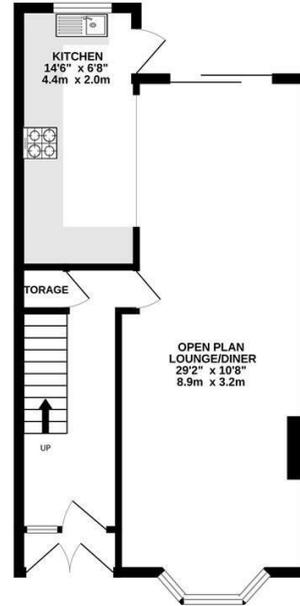
Offered with no onward chain.



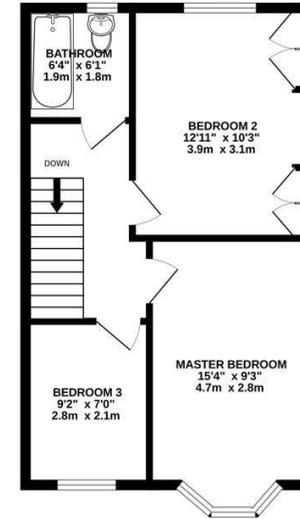


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



GARAGE  
172 sq.ft. (16.0 sq.m.) approx.



TOTAL FLOOR AREA : 1095 sq.ft. (101.8 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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