



Benville Road | Lanehouse | Weymouth | DT4 0SG

**Offers Over £280,000**

BEAUMONT  JONES

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**Weymouth | DT4 0SG**  
**Offers Over £280,000**

We are delighted to offer an immaculate and modernised three bedroom detached bungalow positioned on a level plot within Lanehouse. The property offers a spacious lounge/diner, modern fitted kitchen, modern shower room, three bedrooms, level rear garden and off road parking for two cars. This would make an excellent downsize purchase and viewing is a must to be appreciated.

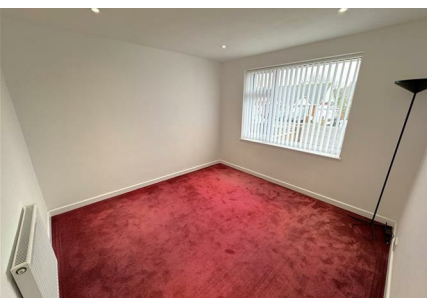
- Three Bedroom Detached Bungalow
- Immaculate & Modernised Throughout
- Driveway Providing off Road Parking For Two Cars
- Positioned on a Level Plot
- Modern Kitchen & Shower Room
- Spacious Lounge/Diner
- Close to Local Amenities & Bus Service
- Rear Garden Laid to Lawn

### Full Description

Entrance into this immaculate bungalow is via a front aspect double glazed door leading into a porch with a wooden glazed door leading through to a spacious lounge with an archway leading through to a dining area. There is plenty of space for furniture including a dining table and chairs, front aspect double glazed window, wall mounted radiator and doors lead through to all accommodation. The kitchen is located to the rear of the property offering eye and base level units



This immaculate & modernised bungalow would make an excellent downsize purchase.



with work surfaces over, eye level integral double oven with inset four ring induction hob, space and plumbing for a washing machine, space for a under counter fridge and a side aspect double glazed window. An opening leads through to the rear lobby with a side aspect double glazed door leading out onto the rear garden and a door leads through to a modern shower room. The suite comprises a double walk-in shower with a wall mounted rainfall mixer shower system, WC with a concealed cistern, wall mounted wash hand basin, wall mounted towel rail heater, boxed in cupboard housing the gas combi boiler (4 years old) and a rear aspect double glazed window. Reverting back to the lounge/diner doors lead through to the three bedrooms.

Bedroom one is a generous sized double with a front aspect double glazed window and a wall mounted radiator. Bedroom two is a further double offering a rear aspect double glazed window overlooking the garden and a wall mounted radiator. Bedroom three is a single with a rear aspect double glazed window overlooking the rear garden, loft access via a hatch and a wall mounted radiator.

Outside offers a fence enclosed level garden laid to lawn with a hard standing area and path leading to a garden shed. There is gated side access and water supply. The front of the property offers a driveway providing off road parking for two cars. There is a front garden area laid to shingle.



The property is situated in Lanehouse which is ideally situated close to local amenities including a Tesco Express, doctor's surgery and pharmacy. There is a regular bus service to Weymouth.

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band C. Services: - Gas central heating. Mains electric & drainage.

Disclaimer: - 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.

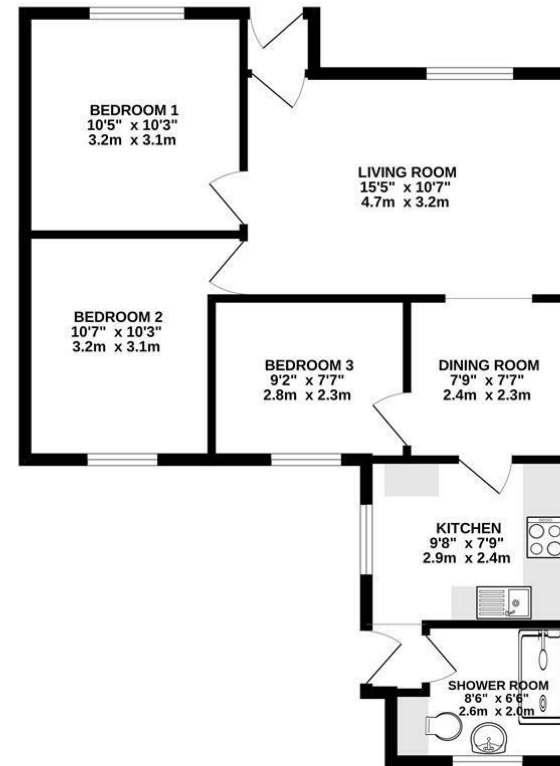
Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

Positioned on a level plot with a modern kitchen & shower room.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>86</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>67</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  
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA: 639 sq.ft. (59.4 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*