



Vanguard Avenue | Lanehouse | Weymouth | DT4 9UD

£315,000

BEAUMONT  JONES

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A well-proportioned three bedroom link-detached home, set in an elevated position enjoying far-reaching views towards The Fleet. Offering spacious accommodation, a garage, driveway, and private garden, the property presents an excellent opportunity for buyers looking to modernise and create a fantastic long-term home.

- Link-Detached Family Home
- Three Good-Sized Bedrooms
- Elevated Position with Far-Reaching Views towards The Fleet
- Spacious Kitchen with Scope to Update
- Downstairs Cloakroom
- Garage and Private Driveway

Full Description

Accommodation

The property is approached via a private driveway leading to a glazed entrance porch with front door opening into the main hallway. There is access to a useful storage cupboard and doors to the following rooms. The ground floor accommodation includes a generous sized living/dining room, filled with natural light and benefiting from large windows that frame the surrounding views and overlook the



Spacious Link-
Detached Home
with Garage,
Driveway & Coastal
Views



rear garden. There is plenty of space for both living and dining furniture around a focal fireplace. A separate kitchen provides ample worktop and storage space, with scope for modernisation and reconfiguration to suit contemporary living. The convenient downstairs cloakroom is a generous size with modern white suite and side aspect window along with access to the understairs cupboard.

Stairs rise to the first floor and light galleried landing, there is a full length front aspect window and access to the airing cupboard. The property offers three well-proportioned bedrooms, all enjoying a bright and airy feel. The rear-facing bedrooms one and two are excellent sized double bedrooms and benefit from the elevated position, capturing impressive views across the surrounding area towards The Fleet. Bedroom three is a good sized single bedroom with front aspect window. The shower room has been updated in recent years, providing a modern and practical space.

Outside

Externally, the property features an enclosed rear garden, ideal for families, gardening enthusiasts, or those looking to create an outdoor entertaining space. The front provides driveway parking alongside access to the garage, adding further practicality. The garage has power and light and rear access into the garden.



Location

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 and excellent schools nearby.

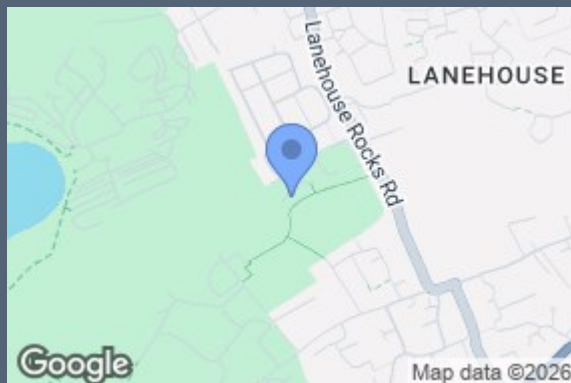
Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band C. Services: - Gas central heating. Mains electric & drainage.

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.

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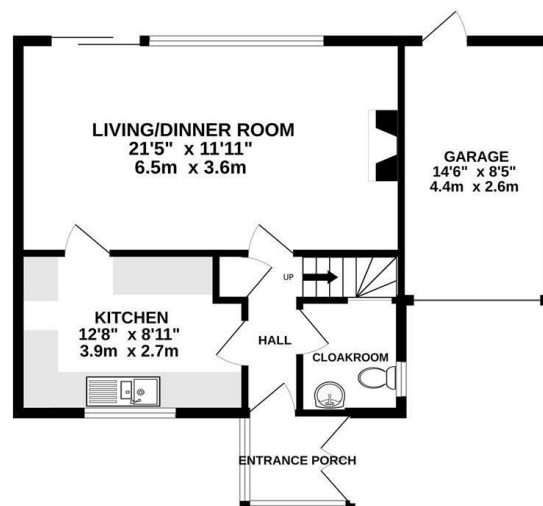


The Property would
Benefit from
General Updating

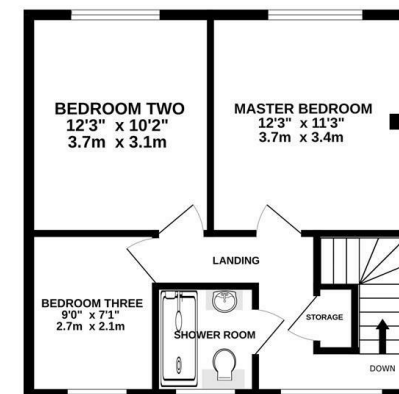


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
590 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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

33 St Thomas Street
Weymouth
Dorset
DT4 8EJ
01305 787434
sales@beaumontjones.co.uk
www.beaumontjones.co.uk