



AUSTIN 
ESTATE AGENTS

Cleveland Avenue

Lodmoor

Weymouth

Dorset

DT4 7RD

£430,000

SUMMARY

- Semi Detached Family Home
- Three Bedrooms / Two Reception Rooms
- Spacious Kitchen / Breakfast Room
- Family Bathroom & Ground Floor Cloakroom
- Large Boarded Loft
- Double Glazing & Cavity Wall Insulation
- New Vaillant Gas Boiler with Smart Meter
- Driveway for Multiple Vehicles
- Garage / Workshop
- Beautiful Rear Garden





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Living Room 14' 7" x 13' 10" (4.44m x 4.22m)

Dining Room 13' 0" x 12' 6" (3.95m x 3.80m)

Kitchen / Breakfast Room 20' 11" max x 17' 2" max (6.38m x 5.23m) L-shaped room

Ground Floor Cloakroom

FIRST FLOOR

First Floor Landing

Bedroom One 15' 2" into bay x 12' 9" (4.63m into bay x 3.88m)

Bedroom Two 12' 11" x 12' 7" (3.94m x 3.84m)

Bedroom Three 10' 7" into bay x 9' 2" (3.22m bay x 2.79m)

Bathroom 7' 6" x 7' 5" (2.28m x 2.25m)

SECOND FLOOR

Large Loft

OUTSIDE

Front Driveway

Garage 16' 0" x 8' 1" (4.87m x 2.46m)

Workshop 7' 10" x 7' 10" (2.39m x 2.39m)

Rear Garden

THE PROPERTY

We are delighted to introduce to the market, this well presented, three bedroom, semi-detached property situated within the sought after location of Lodmoor, Weymouth.

The ground floor accommodation comprises: entrance hallway with door leading to a living room of generous proportions with a large bay window to the front aspect. The dining room features a bespoke fireplace with solid wood mantle. Patio doors to the rear lead to the bright conservatory with a pleasant outlook onto the rear garden. The kitchen has a range of wall and base level storage with ample space for fridge/freezer, washing machine and dishwasher. There is a understairs cloakroom with WC, wash hand basin and mains water stopcock. An additional cupboard houses the smart meter, the electric and gas controls.

On the first floor, the landing provides doors to the three bedrooms and family bathroom. Bedrooms one and three are both front aspect with feature bay windows. The second bedroom is a generous size, the window overlooking the garden. The bathroom is well proportioned with a modern suite comprising a panelled bath, separate shower cubicle, low-level WC and pedestal wash hand basin and fitted heated towel rail.

Externally, to the front, the property benefits from a large block paved driveway offering off-road parking for multiple vehicles with a side gate providing access to the rear garden. The level rear garden has been landscaped by the current owners featuring a lawn with shrubs and flowers to borders, wild garden to one side. The patio area is accessed from the kitchen and breakfast room. External water tap and electric sockets. At the rear of the garden is a garage with a small workshop area providing ample storage space. The garage is accessible by car via Beaumont Avenue. A separate driveway in front of the garage provides additional off-road parking for up to two vehicles.

This excellent family home is situated in Lodmoor within walking distance of the beach and the Country Park with its beautiful countryside walks and nature reserve. The local amenities are all nearby - doctors' surgery, post office, shops, with Weymouth Gateway Retail Park and major supermarkets conveniently accessible. Dorchester Road provides bus routes to the town and surrounding areas, the Weymouth Relief Road within easy reach.

Austin Estate Agents would highly recommend internal feeling to fully appreciate all the accommodation this property has to offer.





FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: D TENURE: Freehold

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MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.