

Dorchester Road | Lodmoor | Weymouth | DT4 7JT

BEAUMONT JONES

Offers Over £170,000

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Offered with no onward chain, we are delighted to offer this immaculate and spacious two-bedroom second floor flat (top floor) situated within the popular Lodmoor area. Boasting a garage and off-road parking, this property would make an ideal first-time purchase, investment, or downsize opportunity. The property enjoys far-reaching views across Weymouth and the surrounding rolling hills, with well-presented accommodation comprising a spacious lounge/diner, modern fitted kitchen, contemporary bathroom, and two bedrooms. The principal bedroom further benefits from the added convenience of a shower cubicle. Ideally positioned close to Greenhill Beach, local amenities, and Lodmoor Country Park, this fantastic home offers the perfect blend of comfort, convenience, and coastal living. Viewing is highly recommended to fully appreciate the accommodation and outlook on offer.

- Immaculate Two Bedroom Second Floor Flat (Top Floor)
- Far Reaching Views Over Weymouth & Surrounding Rolling Hills
- Modern Kitchen & Bathroom
- Located Within The Popular Location of Lodmoor
- Ideal First-Time Purchase, Investment or Downsize Opportunity
- Garage & Off Road Parking For One Vehicle
- Spacious Lounge/Diner
- Shower Cubicle Within The Master Bedroom
- Close To Greenhill Beach, Local Amenities & The Lodmoor Country Park
- Offered With No Onward Chain

Full Description

Entrance to this attractive block of four flats is via steps leading to a secure communal entrance door, opening into a well-presented communal hallway with stairs rising to all floors. Flat 4 is situated on the second floor (top floor). Upon entering, a welcoming entrance hall provides access to all accommodation and benefits from an internal glazed window, loft hatch access, and a large built-in utility cupboard with space and plumbing for a washing machine. The spacious lounge/diner offers ample room for both living and dining furniture and features an attractive fireplace together with a rear aspect double glazed window enjoying







This well-presented two bedroom flat is located within an attractive block of four flats, ideally situated in the popular location of Lodmoor.











pleasant views over the surrounding area.

The modern fitted kitchen is well appointed with a range of eye and base level units and work surfaces over. Integrated appliances include an oven with inset four-ring gas hob and extractor hood above, along with an under-counter fridge and freezer. Additional features include tiled flooring, a wall-mounted gas combi boiler, an internal glazed window to the hallway, and a front aspect double glazed window commanding far-reaching views across Weymouth and the surrounding countryside. The principal bedroom is a generous double room benefitting from a built-in wardrobe, shower cubicle and a front aspect double glazed window enjoying elevated views. Bedroom two is a well-proportioned single room with an open built-in wardrobe/storage area and a rear aspect double glazed window overlooking the surrounding area. The bathroom is fitted with a white suite comprising a panel-enclosed bath with shower attachment over, wash hand basin and low-level WC. Further features include a built-in storage cupboard, heated towel rail, tiled flooring and a front aspect double glazed window.

Externally, the property enjoys well-maintained communal front garden with a variety of planted shrubs and trees. A block-paved pathway and ramp lead to the main entrance, while a communal meter cupboard and bin storage area are also provided. A side gate gives access onto Carlton Road North, leading to the garage and parking area. The property further benefits from a garage, located within a block of four, featuring an up-and-over door and providing excellent storage. In addition, there is off-road parking for one vehicle directly in front of the garage.

The property is located on Lodmoor Hill, close to local amenities including a Tesco's Metro, public house, launderette, fast food takeaways and a post office. Regular







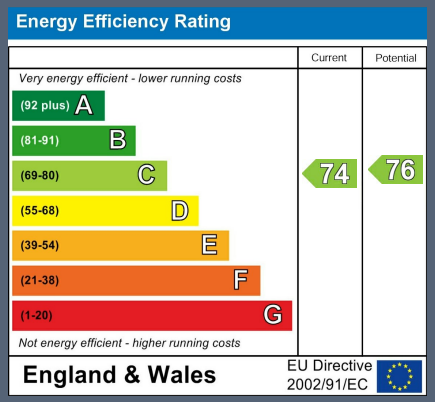
bus service to Weymouth & Dorchester, walking distance to Weymouth College, St. John's Primary School and the Lodmoor Country Park.

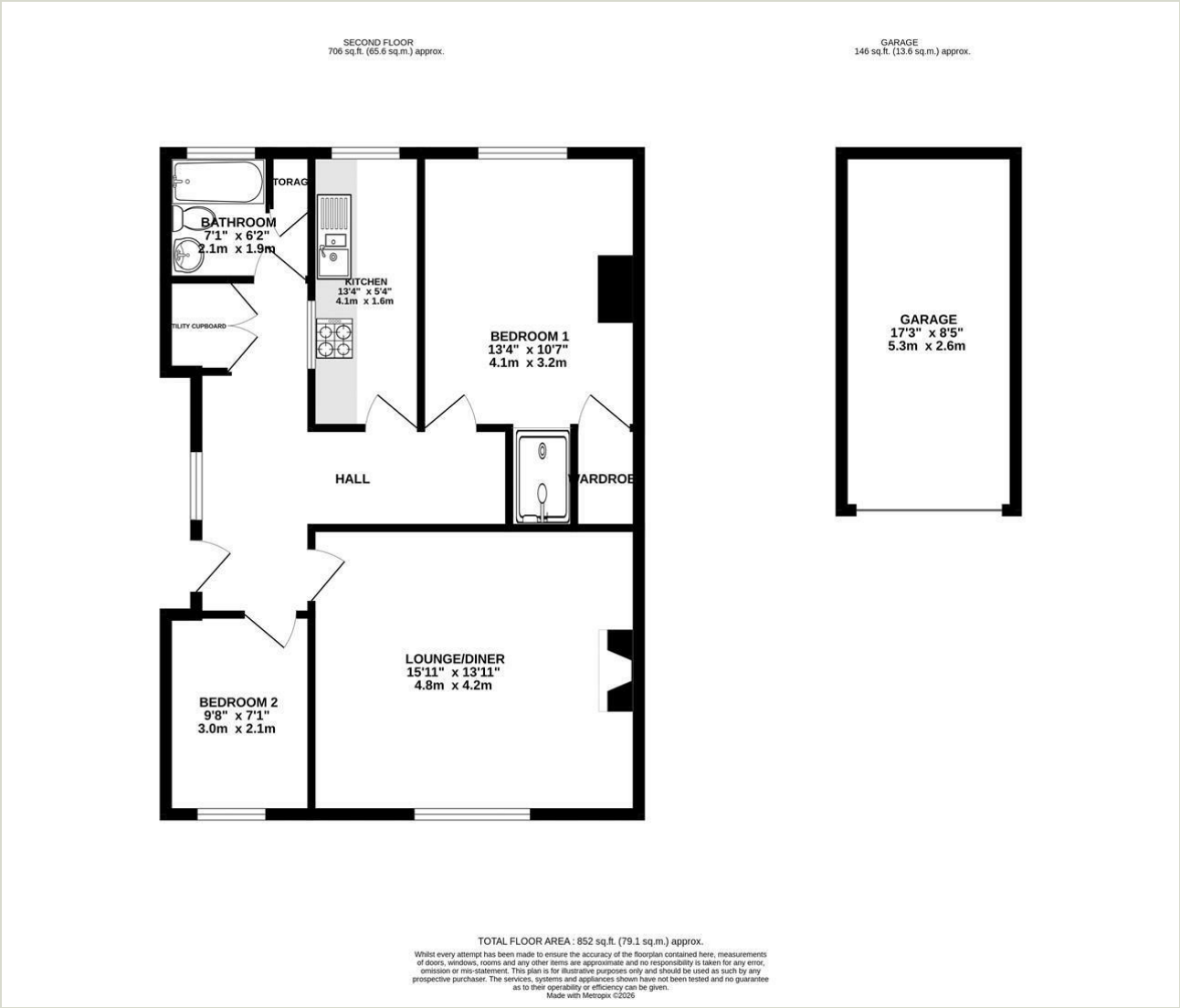
Rating Authority Dorset (Weymouth & Portland) Council. Council Tax Band A. Mains Gas, Electric & Mains Drainage.

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The property boasts a garage within a block and off road parking for one vehicle.







We value more than your property

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