



## St. Andrews Avenue Lodmoor, Weymouth DT3 5JS

- Detached Chalet Bungalow
- Spacious Lounge / Diner
- Conservatory encompassing Utility & Morning Room
- Double Glazing & Gas Central Heating
- Rear Garden with Workshop
- Three Bedrooms (including One on Ground Floor)
- Modern Fitted Kitchen
- Ground & First Floor Bathrooms
- Front Driveway
- Close to Local Shops & Amenities in Lodmoor

**£430,000 Freehold**



## GROUND FLOOR

### Reception Hallway

### Sitting Room / Bedroom

12'2" max x 11'3" max

### Lounge Area

12'2" max x 16'4" max

### Dining Area

9'2" x 13'9"

### Kitchen

9'3" max x 12' max

### Utility

21'9" x 6'4"

### Conservatory

16'11" x 5'10"

### Bathroom

5'5" x 9'5"

## FIRST FLOOR

### First Floor Landing

### Bedroom One

17'4" max x 9'9" max

### Dressing Room / Art Studio

7'2" x 6'7"

### Bedroom Two

12'12" max x 12'11" max

### Bathroom

7'2" max x 16'10" max

## OUTSIDE

### Front Driveway

### Rear Garden

We are delighted to offer for sale this well-presented detached chalet bungalow, situated in the highly sought-after location of Lodmoor. The property offers generous, well-proportioned accommodation throughout and is ideally suited to ground-floor living. Modern benefits include double glazing, gas central heating, a front driveway and a low maintenance rear garden.

The ground floor comprises an inviting reception hallway with staircase to the first floor. The spacious lounge/diner enjoys direct access to the rear and leads through to a bright conservatory incorporating a utility area and morning room that spans the full width of the property, offering ample natural light and views over the garden. A bespoke mezzanine floor adds a unique feature to this space. The kitchen is fitted with a modern range of eye-level and base units with coordinating worktop surfaces. There is also a well-proportioned ground floor bedroom, currently used as an additional sitting room, positioned to the front with large double-glazed windows. A modern ground floor bathroom completes the downstairs accommodation hosting both a bath and separate shower cubicle.

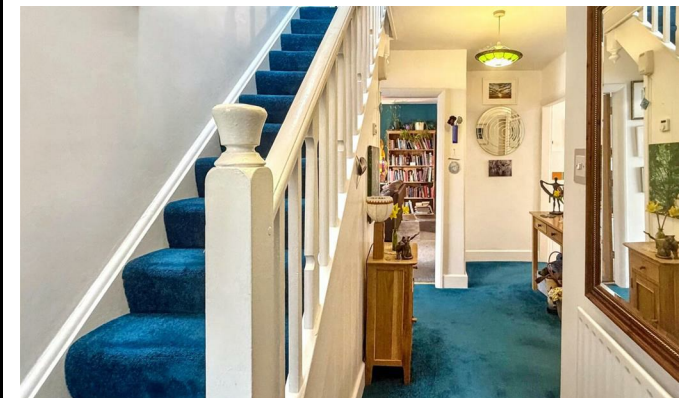
To the first floor are two further large double bedrooms,

both offering excellent storage. The exceptionally spacious family bathroom features a low-level WC, vanity wash hand basin, an extra-large spa bath and a double shower cubicle.

Externally, the property benefits from an independent driveway providing off-road parking. Side access leads to the enclosed rear garden, which is designed for ease of maintenance and includes a covered decked seating area, attractive paving and well-stocked planted borders. A workshop with power and light (including a separate consumer unit) adds to the property's appeal.

Situated in the sought-after Lodmoor area, the property benefits from close proximity to a range of local amenities including a doctors' surgery, shops, post office, supermarkets and the Gateway Retail Park. Greenhill Beach can be easily reached via a particularly pleasant walk through Lodmoor Country Park, moments away from the property. Regular bus services to Weymouth town centre and surrounding areas are within a short walk, and the Weymouth Relief Road is readily accessible.

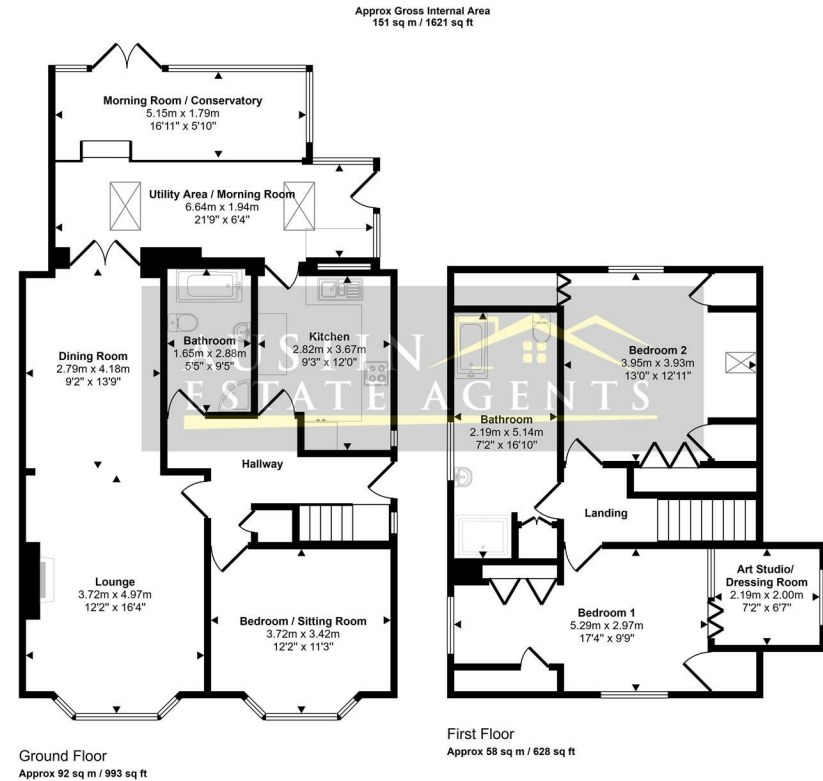
For further information, or to make an appointment to view, please contact Austin Estate Agents.







Local Authority Dorset Council  
Council Tax Band D  
EPC Rating E



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Weymouth Office**

115 Dorchester Road, Weymouth, Dorset, DT4 7JY

**Contact**

01305 858470  
info@austinpropertyservices.co.uk  
www.altosoftware.com

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