



23 Weymouth Bay Avenue

Weymouth, DT3 5AE

Asking price £390,000



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3D VIRTUAL TOUR AVAILABLE

A WELL PROPORTIONED, three-bedroom semi-detached house in need of some modernisation, situated in WEYMOUTH BAY AVNUE, LODMOOR. The property enjoys a recently built GARAGE with electric door, PARKING for several cars, a generously sized rear garden and is positioned just a short stroll from LODMOOR COUNTRY PARK.

On entering the property through the porch, an inner door leads into a spacious hallway with original features and access to all ground floor accommodation.

The front of the property is occupied by a sizeable dining room with a large sunny aspect bay window, gas fire and ample space for furniture. To the rear of the property is the spacious living room with a further gas fire and double doors out to a sunroom with views over the rear garden.

Completing the ground floor is a kitchen/ breakfast room with an a range of wooden fitted units and some integrated appliances such an eye level electric oven and inset gas hob. The kitchen also enjoys a large window directly overlooking the rear garden. Beyond the kitchen, a door opens to a lean to/ utility area with access to the garden.

To the first floor are three bedrooms, the primary room is a large double bedroom positioned at the front of the property and boasts a sunny aspect bay window. Bedroom two is again a sizeable double with ample space furniture and overlooks the rear garden. Completing the first floor is a generously sized third bedroom and a shower room with dual aspect windows, walk-in shower cubicle, vanity sink unit and low level WC.

To the rear is a large garden which is mostly laid to lawn with mature shrubs, planted borders, seating area and Three garden sheds and a greenhouse.



Tel: 01305 822 222



Dinning Room
13'8" max x 14'9" max (4.18 max x 4.5 max)

Lounge
10'9" x 12'10" (3.28 x 3.92)

Kitchen
16'0" max x 11'4" (4.89 max x 3.47)

Sun Room
9'10" x 6'1" (3 x 1.87)

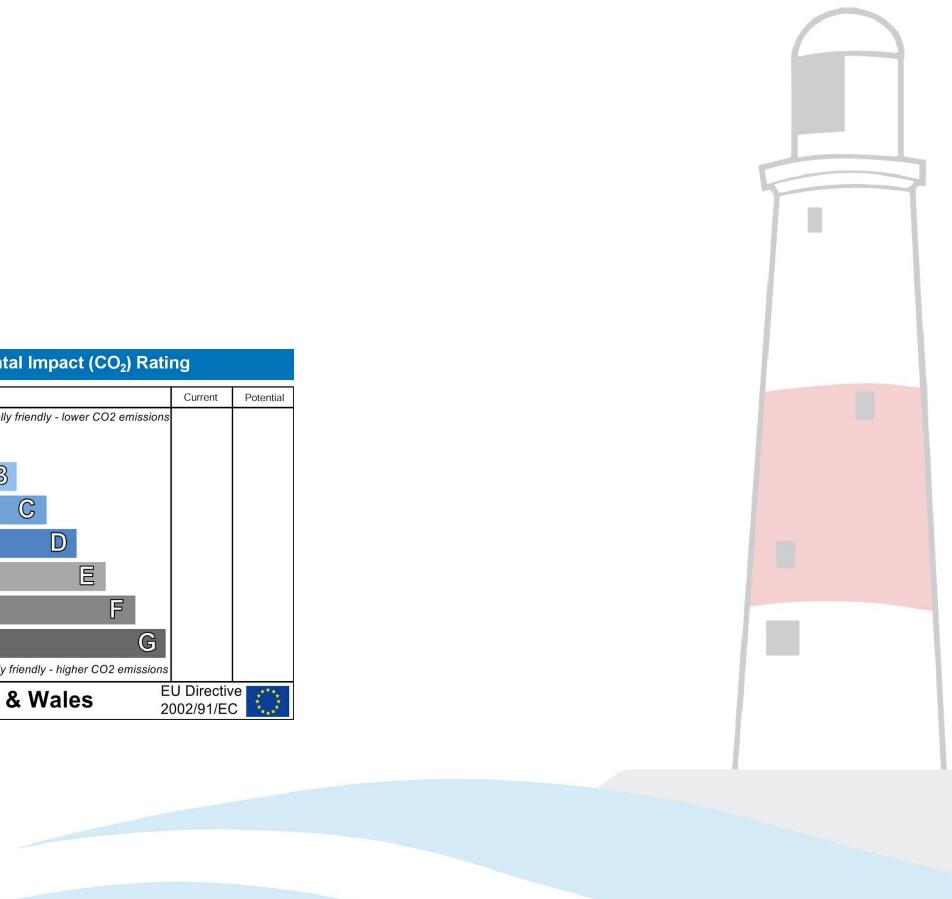
Bedroom One
16'0" x 11'3" (4.88 x 3.45)

Bedroom Two
11'3" x 13'9" (3.45 x 4.21)

Bedroom Three
10'4" x 8'2" (3.16 x 2.5)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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