



21 Moordown Avenue
Preston Weymouth, DT3 6HU

£575,000 Freehold



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HOME WITH A VIEW. A stunning four bedroom semi detached house with a SOUTH FACING rear garden and enjoying SEA VIEWS to Weymouth Bay and Views across LODMOOR NATURE RESERVE to the rear. The property was extended by the previous owners and extensively remodeled and modernised by the current owners to now offer contemporary and flexible accommodation currently offering four bedrooms and a studio converted from the garage. There is a contemporary fitted kitchen and a modern bathroom with separate shower room / utility room on the ground floor.

Entrance Hall

Door to understairs storage cupboard

Lounge

16'11" x 11'5" (5.16 x 3.48)

Views to Lodmoor Nature Reserve & Weymouth Bay, Open Plan to kitchen Area, French doors to South Facing rear garden and conservatory

Kitchen Dining Room

19'9" x 9'1" (6.02 x 2.79)

Contemporary fitted kitchen Views to Lodmoor Nature Reserve & Weymouth Bay

Conservatory

7'10" x 7'4" (2.40 x 2.24)

French Doors to rear garden, Views to Lodmoor Nature Reserve & Weymouth Bay

Bedroom 4

8'9" x 8'5" (2.69 x 2.57)

Built in cupboard

Shower Room / Utility Room

6'6" x 5'7" (2.00 x 1.72)

Suite comprises a curved shower cubical, low level wc, worktop with sink unit and cupboard below and plumbing for washing machine

Studio

16'8" x 9'9" (5.10 x 2.98)

French doors to rear garden, Views to Weymouth Bay

Landing

Bedroom 1

11'5" x 9'6" (3.48 x 2.90)

Views to Lodmoor Nature Reserve & Weymouth Bay

Bedroom 2 / 2nd lounge

17'4" x 10'3" max measurements (5.30 x 3.14 max measurements)

Views to Lodmoor Nature Reserve & Weymouth Bay

Balcony

10'9" x 8'4" (3.30 x 2.56)

Stunning Views to Lodmoor Nature Reserve & Weymouth Bay

Bedroom 3

8'9" x 8'2" (2.68 x 2.51)

Door to built in cupboard

Bathroom

Modern white suite offering a panel bath wash hand basin and WC contemporary tiling





Parking & Store

Off road drive way parking to the front for two cars leading to the former garage which has been converted to studio and store 3.20 x 1.60 with up and over door

Outside

Garden to the front mainly laid to gravel with inset plants, Attractively landscaped South Facing garden to the rear with decked area offering views to Lodmoor Nature Reserve & Weymouth Bay. Access to a lower decked area with the remainder mainly laid to lawn with well stocked borders, timber shed.

Photo voltaic Panels

There are photo voltaic panels on the roof that are in the ownership of the property

Last year they generated £3,300 and are on a tariff until 2034

Electric Heating

Heating Is through electric radiators plus there is under floor heating in both bathroom and shower room / utility room and to the conservatory

Council Tax

Flood Risk

Very low Risk from rivers sea and surface water

Construction

Traditionally built with brick elevations under a pitched roof

Utility Supplies

Mains water Drainage and electricity are connected gas is not collected but is available in the road

Phone and Broadband signal strength and coverage

O2 & 3 signals are strong EE & Vodafone are aver , TV, Sky & BT are available Virgin in not available Broadband estimated standard 11 mbps superfast 79 mbps ultrafast 1000 mbps

Legal Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan



Viewing

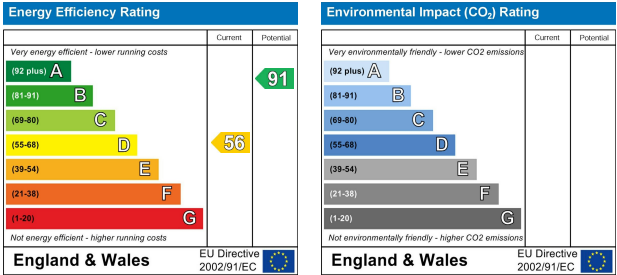
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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