



AUSTIN 
ESTATE AGENTS

Caledonian Close

Lodmoor

Weymouth

DT4 7QW

Offers in Excess of £430,000

SUMMARY

- Three Bedroom Link Detached House
- Self Contained, One Bedroom Annexe
- Lounge / Diner
- Kitchen and Utility Room
- Family Bathroom
- Electric Central Heating
- Double Glazing
- Rear Garden
- Driveway and Garage
- Sought-After Location





SUMMARY OF ACCOMMODATION

MAIN HOUSE

GROUND FLOOR

Hallway

Lounge/Diner 17' 9" > 8' 2" (5.4m > 2.5m) X 9' 6" < 16' 1" (2.9m < 4.9m)

Kitchen 8' 2" x 11' 6" (2.5m x 3.5m)

Utility Room 4' 11" x 8' 2" (1.5m x 2.5m)

Ground Floor Cloakroom

FIRST FLOOR

First Floor Landing

Bedroom One 8' 2" x 12' 10" (2.5m x 3.9m)

Bedroom Two 8' 10" x 9' 6" (2.7m x 2.9m)

Bedroom Three 8' 2" x 9' 6" (2.5m x 2.9m)

Bathroom 5' 7" x 5' 3" (1.7m x 1.6m)

WC

ANNEX

Lounge 9' 2" x 19' 0" (2.8m x 5.8m)

Kitchenette 5' 10" x 8' 2" (1.78m x 2.5m)

Bedroom 5' 11" x 14' 1" (1.8m x 4.3m)

Shower Room 3' 11" x 4' 3" (1.2m x 1.3m)

OUTSIDE

Front Garden & Driveway

Garage 8' 2" x 19' 8" (2.50m x 6.00m)

Rear Garden

THE PROPERTY

We are delighted to welcome to the market this superbly located, link-detached house with a larger than average garage and a self contained annex. Located in the highly popular and sought after location of Lodmoor, this fabulous property boasts three bedrooms, a spacious L-shaped lounge / diner, kitchen, utility room, ground floor cloakroom and family bathroom with separate WC. The annex offers a lounge / diner, kitchenette, bedroom and shower room. Externally, to the front is a driveway leading to the extra long garage with an attractive rear garden.

An entrance door opens into the hallway with doors to the downstairs WC as well as the lounge/diner. The spacious lounge/diner is front aspect with a large double glazed window filling the room with plenty of natural light and a feature fireplace. An internal hallway gives access to the kitchen and utility room as well as a useful storage cupboard. The kitchen offers a wide range of wall and base level units and a double glazed window offers a pleasant outlook onto the rear garden. The utility room provides space for an additional fridge/freezer and has an access door leading out to a courtyard which leads to a rear door into the garage.

Leading from the lounge is a doorway into the self contained annex. The annex has a bedroom to the front of the property, a separate kitchenette comprising a range of wall and base level units and a shower room comprising shower cubicle, low level WC and pedestal wash hand basin. Completing the annex accommodation is a spacious reception room with ample space for a sitting area and dining table and chairs. This room has a double glazed patio door overlooking and leading to the rear garden.

On the first floor, the landing gives access to the three, well proportioned bedrooms, bathroom and separate WC. The bathroom comprises a panelled bath with shower attachment and pedestal wash hand basin. The WC is located next to the bathroom.

Externally, at the front of the property is a large driveway providing off road parking for multiple vehicles, which leads to the longer than average garage with an up and over door. The garage includes both power and light. The rear garden is an extremely attractive area, providing an initial patio area with the remainder being laid to lawn with shrubs to borders. The garden is well maintained and is not overlooked.

Situated within the sought-after area of Lodmoor. The property is within a short distance from amenities such as a doctors' surgery, shops, public houses and supermarkets. Bus services to the town centre and surrounding areas are close by. Greenhill Beach and the nature reserve are also within close proximity. There is also easy access to Weymouth relief road.

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



ANNEX ACCOMMODATION





FLOORPLAN:



LOCATION:



EPC MAIN HOUSE:



EPC ANNEX:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	41 E	
21-38	F		
1-20	G		

COUNCIL TAX RATING: Main D / Annex A 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.