



**John
Wood
& Co**

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Haymoor Avenue, Preston, Weymouth

£435,000 Freehold



PROPERTY DESCRIPTION

Situated in the sought-after Preston area of Weymouth, this well appointed three bed roomed detached house is located in a tranquil residential setting off Moordown Avenue. Enjoying an elevated position with far reaching views, this delightful home is within easy reach of Lodmoor Park, the Nature Reserve and the Esplanade.

This property comes to the market with no onward chain, with the accommodation briefly comprising; on the ground floor, an impressive living/ dining area, a stylishly fitted kitchen, and a wet room, with the first floor comprising; three bedrooms, with the principal bedroom having a large walk in wardrobe and a family bathroom. Outside, there is ample onsite parking, attractive gardens and an attached garage.



FEATURES

- No chain
- Well Presented Detached Home
- Off street parking for 1/2 vehicles
- Garage with power and lighting
- Dual side access
- Views over Lodmoor Park and beyond
- Ground Floor wet room
- Bathroom with separate shower
- 3 good size double bedrooms
- Spacious lounge/dining area





ROOM DESCRIPTIONS

The Property:

Entrance Steps leading to double glazed front door.

Hallway: Oak engineered flooring, understairs cupboard, doors leading to lounge/dining room and kitchen, stairs leading to first floor.

Lounge/Dining room: A generous and bright room with bay window to the front and sliding patio doors to the rear garden, oak engineered flooring, pendant and spot LED lighting.

Kitchen: Contemporary fitted kitchen with ample storage base and wall units, laminate worktops, fitted sink with chrome mixer tap, integrated induction hob with extraction hood, built-in double oven, space for tall fridge/freezer, dishwasher, washing machine and dryer.

Wet Room: Electric shower, low level WC and wash hand basin. Window to the front.

From entrance hall, stairs to first floor.

Landing Doors to bedrooms, bathroom and airing cupboard, access to loft, window to the side.

Bedroom 1: A double bedroom with front aspect windows and a walk-in wardrobe with LED lighting.

Bedroom 2: A double bedroom with rear views towards Teddy Bear Woods.

Bedroom 3: A small double or generous single with rear aspect views towards the nature reserve.

Bathroom: Contemporary white suite to include low level WC, wash hand basin, bath with mixer taps and shower hose, walk-in shower cubicle.

Gardens and Grounds:

The property benefits from a driveway to the side, providing space for off street parking, and giving access to the garage, which has power and lighting.

To the rear of the property, is an area of decking, with steps leading down to the lower level of the garden, which features areas of decking and gravel, making a delightful setting for outside entertaining and alfresco dining.

Council Tax

Dorset Council; Tax Band D - Payable 2023/24: £2,563.38. per annum.

Disclaimer

John Wood & Co acting as 'Agent' for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without responsibility on the part of the Agent or the Vendor and they do not constitute any part of an offer or contract. Prospective Purchasers must ensure by inspection or otherwise, that each of the statements in these particulars is correct. Please let the Agent know if there is a specific detail about this property that will influence your decision to purchase or that you would like clarified.

Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers must obtain verification from their Legal Advisor**

All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers must obtain verification and compliance with their Legal Advisor, Surveyor or Contractor.

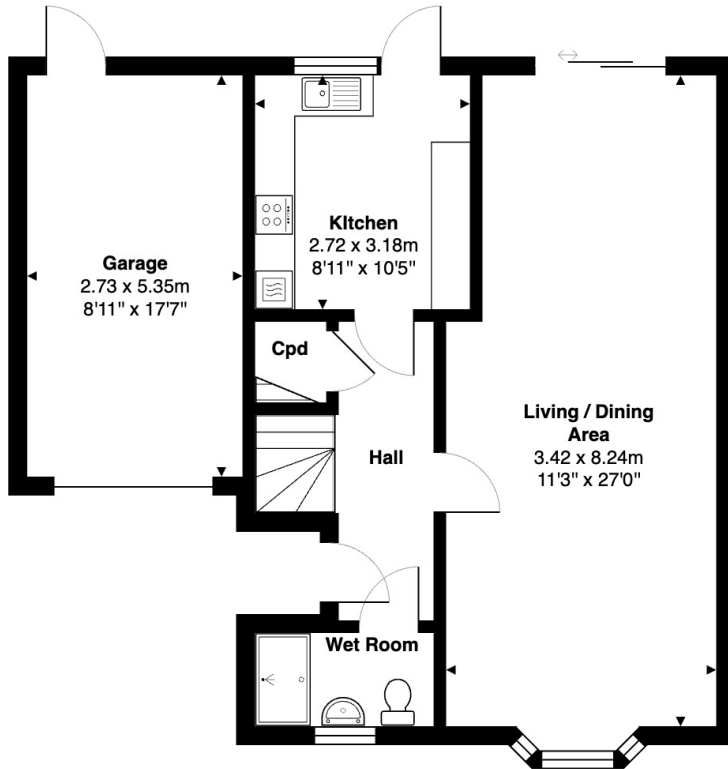
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Opening Hours

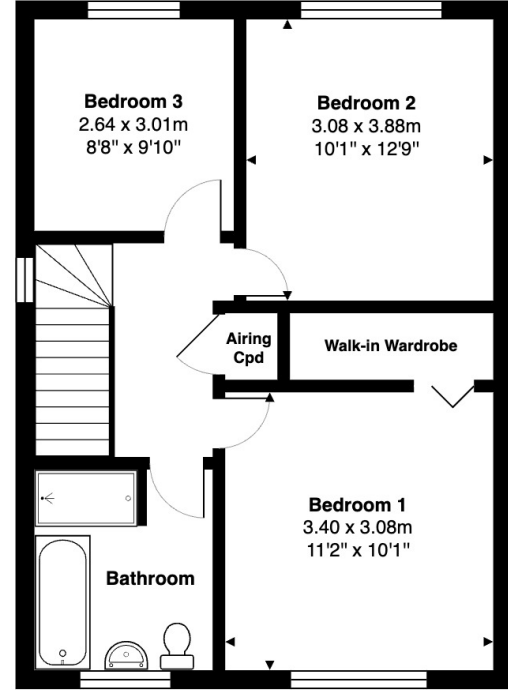
Monday to Friday 9am - 5:30pm and Saturday 9am - 3pm. Hours may vary over Bank Holiday periods.

Redress Scheme provided by The Property Ombudsman: 08218195
Client Money Protection provided by Propertymark: C0124251

9, Haymoor Avenue, Weymouth, DT3 6QH



Ground Floor



First Floor

Total Area: 96 square metres (approximately 1,033 square footage).

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		70	84
England, Scotland & Wales			
EU Directive 2002/91/EC			