



AUSTIN   
ESTATE AGENTS

## Radipole Lane

Southill

Weymouth

Dorset

DT4 0TF

Offers over £450,000

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### SUMMARY

- Detached Family Residence
- Impeccably Presented Throughout
- Four Double Bedrooms
- Contemporary Kitchen
- Separate Utility Room
- Modern Bathroom
- Double Glazing & Gas Central Heating
- Front & Rear Gardens
- Driveway & Integral Garage
- No Onward Chain





## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Entrance Porch

Entrance Hallway

Lounge / Dining Room 17' 3" max x 23' 4" max (5.25m max x 7.11m max)

Kitchen 12' 1" x 8' 5" (3.69m x 2.57m)

Utility Room 7' 10" x 6' 0" (2.39m x 1.83m)

WC

### FIRST FLOOR

Bedroom One 13' 5" x 11' 2" (4.08m x 3.41m)

Bedroom Two 9' 9" x 12' 2" (2.96m x 3.70m)

Bedroom Three 9' 11" x 8' 2" (3.02m x 2.50m)

Bedroom Four 7' 9" x 9' 0" (2.36m x 2.74m)

Bathroom 9' 3" x 5' 6" (2.82m x 1.68m)

### OUTSIDE

Front Garden & Driveway

Rear Garden

Garage 9' 2" max x 17' 1" max (2.8m max x 5.2m max)

## THE PROPERTY

We are delighted to present to the market this property that has been maintained to the very highest of standards and has been beautifully decorated throughout. The accommodation comprises four bedrooms, a spacious lounge / diner, contemporary fitted kitchen, separate utility room, ground floor cloakroom, family bathroom, independent driveway and integral garage. The property is offered for sale with no onward chain.

A double glazed reception porch leads into a welcoming reception hallway with stairs ascending to the first floor and doors to the lounge / diner, kitchen, integral garage and ground floor cloakroom. This room comprises low-level WC and vanity wash hand basin, complementary tiling and obscure double glazed window to the front. The hallway and lounge / diner have recently been fitted with engineered oak flooring which adds to the property's appeal. The lounge / diner is L-shaped with a large double glazed bay window to the front aspect and double glazed patio doors overlooking and leading to the rear garden, both of which offer excellent light.

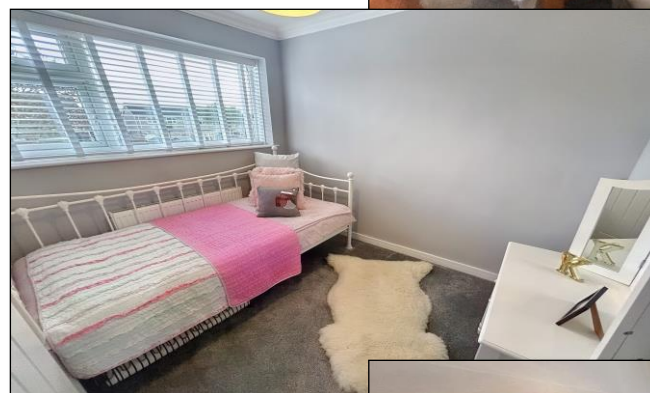
The kitchen has been tastefully fitted with a comprehensive range of matching eye level and base units, enhanced by many integrated appliances including fridge, freezer, four ring halogen hob, extractor hood, eye level oven, and dishwasher. The kitchen also enjoys a large storage cupboard. Accessed via the kitchen, the utility room also features a range of base units, plumbing for a washing machine, with a side aspect double glazed window and a double glazed door leading into the rear garden.

The spacious first floor landing hosts doors to the four double bedrooms and family bathroom. Bedrooms one, two and three are situated to the front of the property with large double glazed window providing ample natural light and a pleasant outlook over the surrounding area. Bedroom four is situated to the rear of the property with a double glazed window overlooking the rear garden. The bathroom offers a contemporary suite comprising a vanity wash hand basin and low level WC, panelled bath, independent double walk-in shower cubicle, heated towel rail, complementary tiling and an obscure double glazed window to the rear aspect.

Externally, to the front of the property, the garden is mainly laid to lawn with an independent driveway to the side providing off road parking and leading to a large integral garage with up and over door. The rear garden has been tastefully maintained a large single patio area. Enjoys views over a garden with raised flower beds mainly laid to lawn decking area to rear large garden shed with power laid.

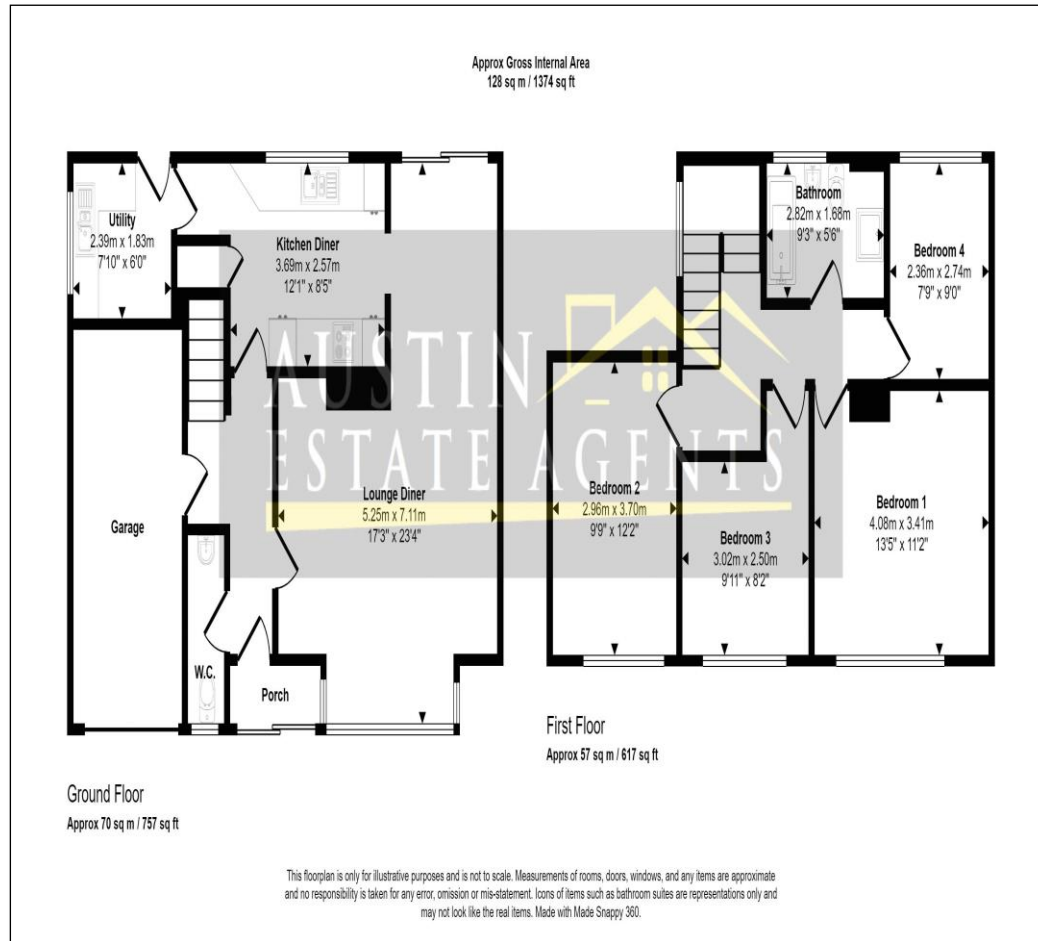
This fabulous family home is situated close by to local shops and amenities including a well-regarded primary school. The property is within walking distance of Radipole Nature Reserve with a cycle path to the town centre and seafront. There is easy access to Weymouth relief road.

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





## FLOORPLAN:



## LOCATION:



## EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX RATING: D**

**TENURE: Freehold**

**Austin Estate Agents** ☎ 115 Dorchester Road, Weymouth, Dorset, DT4 7JY ☎ Phone: 01305 858470 🌐 [www.austinpropertyservices.co.uk](http://www.austinpropertyservices.co.uk)

### 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.