



AUSTIN 
ESTATE AGENTS

Dorchester Road

Redlands

Weymouth

DT3 5AR

£450,000

SUMMARY

- Substantial Detached Bungalow
- Two Double Bedrooms
- Spacious Lounge
- Large Conservatory
- Fitted Kitchen / Diner
- Ground Floor Bedroom
- Ground Floor Shower Room
- First Floor Bedroom
- Front Driveway
- Beautiful Rear Garden





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge 16' 5" x 12' 0" (5.00m x 3.65m)

Kitchen / Diner 21' 8" x 9' 8" (6.60m x 2.95m)

Conservatory 16' 5" x 11' 0" (5.00m x 3.35m)

Bedroom One 15' 7" x 12' 0" max (4.75m x 3.65m max)

Shower Room

FIRST FLOOR

First Floor Landing

Bedroom Two 13' 0" max x 10' 6" max (3.95m max x 3.20m max)

OUTSIDE

Front Garden & Driveway

Garage 9' 2" x 18' 4" (2.80m x 5.60m)

Workshop 17' 11" x 8' 2" (5.45m x 2.50m)

Rear Garden

THE PROPERTY

We are delighted to offer for sale this wonderful detached bungalow, offering lots of character and features throughout. The property enjoys double glazing, gas central heating, a good size lounge, spacious kitchen / diner, ground floor shower room, a magnificent conservatory, two bedrooms, garage, workshop and beautiful garden.

An entrance door flows into a reception lobby then on to an inviting reception hallway with an attractive wood twist staircase ascending to the first floor, with storage cupboards and doors to all ground floor rooms. The lounge is situated to the front of the property with a large double glazed bay window providing excellent natural light and a remote controlled woodburning effect stove to the centre, creating a cosy focal point. The kitchen is tastefully fitted with a good range of matching eye level and base units with integrated induction hob, stainless steel extractor and eye level double oven. There is ample space for fridge / freezer as well as plumbing for a washing machine and slimline dishwasher. Natural light pours in from a double glazed window side aspect window. Patio doors at the rear give access to a large conservatory, a fabulous light and airy room with double glazed windows to the front, side and rear aspects. Double glazed patio doors overlook and lead to the rear garden.

Bedroom one is situated on the ground floor and has the added advantage of built in wardrobes. A large double glazed bay window to the rear overlooks the garden and courtyard pond feature. Completing the accommodation on the ground floor is the shower room, comprising low-level WC, wash hand basin, large independent walk-in shower cubicle, complementary tiling and a double glazed opaque window to the side.

On the first floor, a landing hosts doors to a storage cupboard and the second bedroom. This room is situated to the rear of the property with a double glazed window offering pleasant views of the rear garden. Useful additional storage can be found in cupboards in the eaves, housing a newly fitted combi boiler.

Externally, an independent driveway to the front of the property provides ample off-road parking for multiple vehicles. Accessed at the side of the property is a detached garage with a remote controlled electric roller shutter door. Within the garage is a personal door to the rear of garage, leading to lobby area for an additional WC and another door to a workshop, which is spacious with a glazed window to the side and a double glazed door giving access to the rear garden. The rear garden is beautifully maintained, being predominately laid to lawn with a vast selection of attractive plants, shrubs, mature trees and a small vegetable plot. Patio areas provide a seating / entertaining area overlooking the lawn with an impressive gazebo, providing much needed shade on a sunny day and adds to the property's appeal.

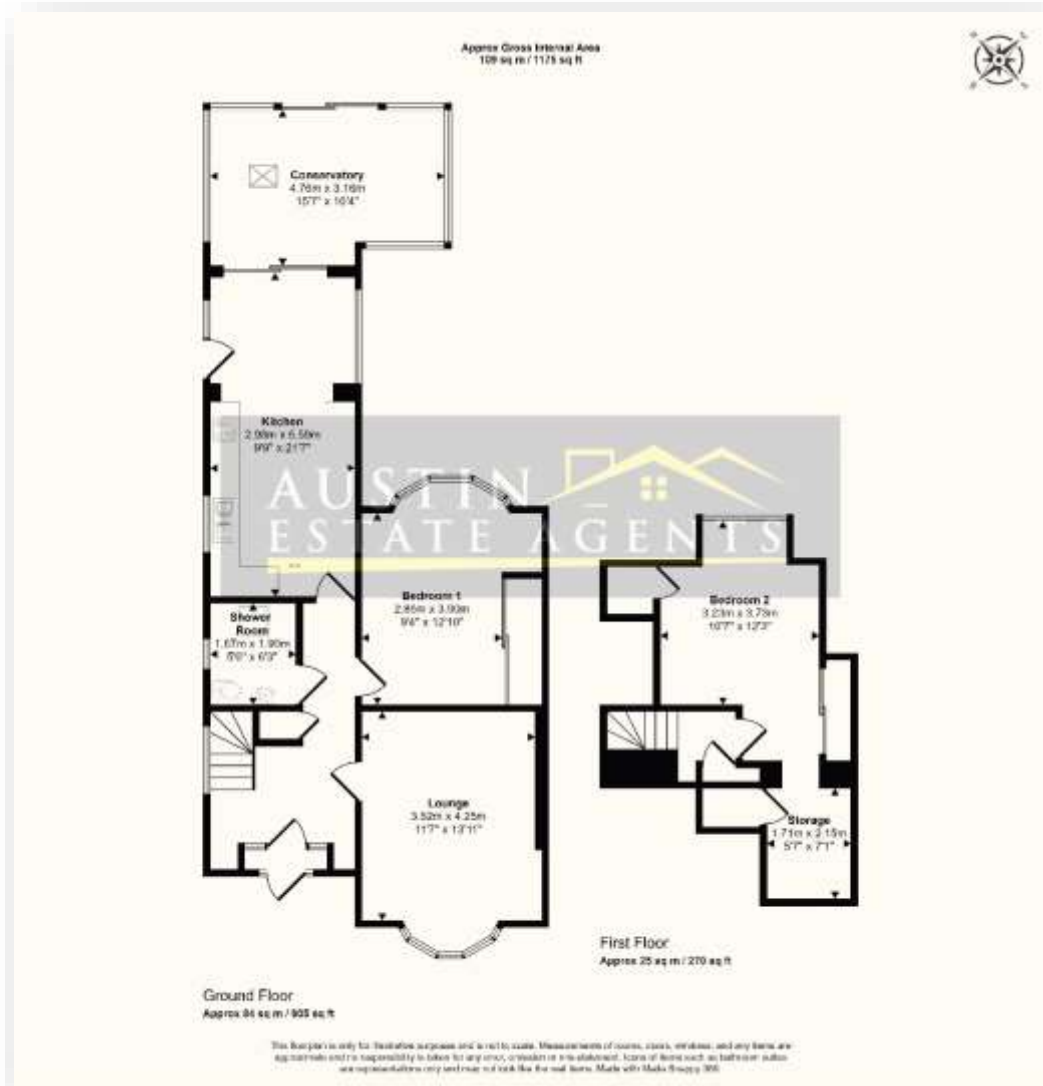
Situated in the popular residential location of Radipole, the property is close to local shops and amenities including regular bus routes and well-regarded schools. Lorton Meadows Country Park is within easy reach and is excellent for dog walking. Weymouth relief road is nearby. Weymouth, seafront and promenade is a short car journey away.

For further information, or to make an appointment to view this character bungalow, please do not hesitate to contact the team at Austin Estate Agents.





FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 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

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.