



16 Manor Road, Weymouth, Dorset

A spacious four bedroom detached house conveniently situated close to a range of local amenities, in a popular cul-de-sac location at Radipole.

Guide Price
£495,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**16 Manor Road
Weymouth
Dorset DT3 5HR**

- Conveniently situated close to local amenities and well reputed school at Radipole.
 - Sought after cul-de-sac
- Contemporary fitted kitchen, bathroom and en-suite shower rooms
 - Four double bedrooms
 - Excellent decorative order throughout
 - Extensive parking and detached garage
 - Private front and rear gardens
 - Council Tax Band D

Viewing strictly by appointment through
Symonds & Sampson Poundbury Sales Office
on 01305 251154





The Property

An attractive detached family home conveniently situated in a highly popular residential cul-de-sac on the edge of Radipole. Built in the late 1970's with brick faced elevations, the accommodation has been subject to comprehensive modernisation and improvement by the current owners with contemporary fitted kitchen, bathroom and en-suite shower rooms.

On the ground floor, a welcoming hallway with cloakroom/utility and stairs to the first floor, leads into a front aspect sitting room and delightful, extensively fitted open plan kitchen/dining room. Integrated NEFF appliances comprise of a dishwasher and fridge together with built in double oven, microwave, induction hob and filtered water. French doors open out to the rear garden.

On the first floor are four double bedrooms with the main bedroom having the benefit of an en-suite shower room. The family bathroom is well appointed with a modern white suite complete with panelled bath and shower over.

Outside

Outside a brick paved driveway provides parking for around

four cars together with a private lawned front garden and sun terrace, ideal for enjoying the south facing aspect. A concrete driveway extends to the side and rear, leading to a detached garage with electrically operated door. Immediately adjoining the rear is a paved patio with steps up to a lawned garden with shrub borders. Attached to the rear of the garage is a useful lean to storage area.

Situation

The property is situated on the outskirts of the coastal resort of Weymouth in close proximity to the beach (1.5 miles) and Lodmoor Nature Reserve (1.8 miles). There are a good range of amenities close by including a petrol station/Marks and Spencer convenience store, 3 supermarkets including 'Sainsburys' a Sports Centre and Public House all of which are within walking distance. An extensive new cycle network and footpaths are within easy reach giving access to the countryside and coast.

There are also both primary and secondary schools close by. Weymouth town centre can be found within approximately 2 miles and offers a comprehensive range of shops, marina, as well as cultural, recreational and further educational facilities.

The area also provides the opportunity to enjoy a range of sailing and water sports activities, the sandy beaches and walks along the World Heritage Jurassic Coastline.

There is a mainline rail station at Upwey, approximately ¾ of a mile from the property that provides rail links to London Waterloo and Bristol Temple Meads and easy access onto the Weymouth relief road.

Services

Mains gas, electric, water and drainage.
Gas fired central heating system.

Broadband: Superfast is available in the area

Mobile Phone: Network coverage is reported to be excellent indoors and out (Information from <https://www.ofcom.org.uk>)

Flood Zone 1

Local Authority
Dorset Council
Tel: 01305 251010

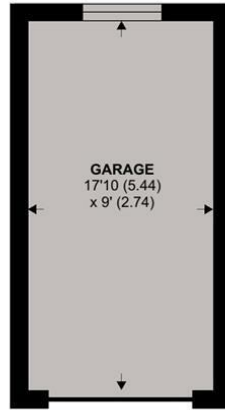
Council Tax Band D

Connected Person

Under the Estate Agents Act 1979 we are required to inform any prospective purchaser that this property is owned by a relative of a member of staff of Symonds & Sampson and as such constitutes a 'connected person'.

Directions

From Dorchester, head south on the A354 towards Weymouth. After going over the Ridgeway, turn left signed Bincombe/Upwey. At the bottom of the slip road turn left under the bridge onto Dorchester road. Continue for approximately 2 miles passing straight over the mini roundabout at the Littlemoor Road junction. Continue along the Dorchester Road and after passing the Redlands Sports Centre take the turning right into Radipole Lane. Follow the road and take the 3rd turning on your left hand side into Manor Road and the property will be found on your left hand side.

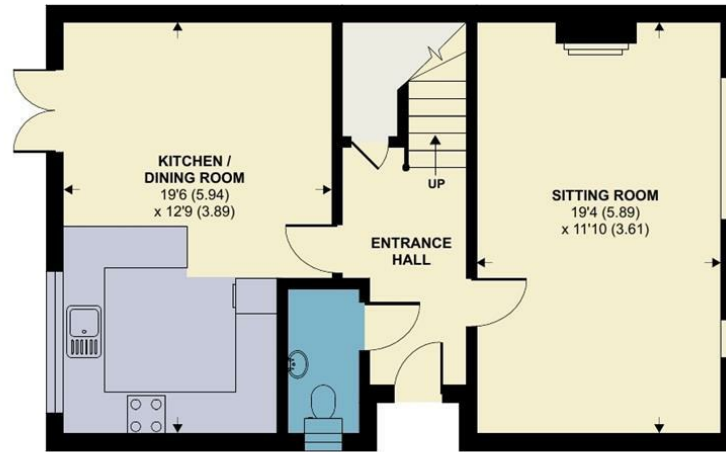


Manor Road, Weymouth

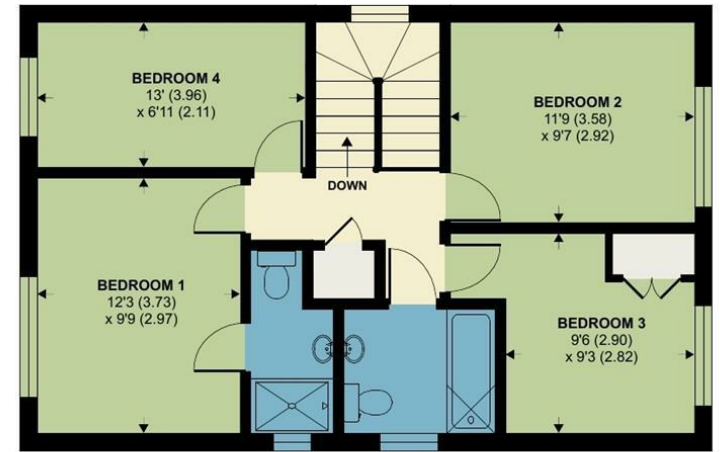
Approximate Area = 1249 sq ft / 116 sq m
 Garage = 160 sq ft / 14.8 sq m
 Total = 1409 sq ft / 130.8 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1019945



Poundbury DW 19/02/24 rev



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