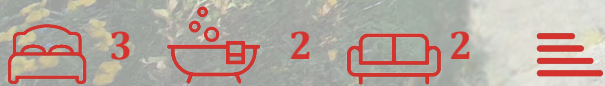




**Roman Road**  
Weymouth, DT3 5JQ



**Offers In Excess Of  
£425,000 Freehold**



# Roman Road

Weymouth, DT3 5JQ

- Detached Family Home
- Three Double Bedrooms
- Popular Residential Location
- Off Road Parking
- Spacious Accommodation
- Unique Home
- Close To Local Amenities
- Front & Rear Garden
- Walking Distance To Radipole Park Gardens
- Well Situated For Schools





A well presented DETACHED FAMILY HOME set within the popular residential location of RADIPOLE. This property offers THREE DOUBLE BEDROOMS with main bedroom EN SUITE, two RECEPTION ROOMS and a modern fitted EXTENDED kitchen. To the front of the property is AMPLE OFF ROAD PARKING for two vehicles and a re-configured GARAGE now utilised for storage. Approaching the property there is a front COURTYARD GARDEN laid to paving as well as a GENEROUS LAWNED GARDEN to the rear.



Stepping into the property you enter into the entrance hall with doors leading to all downstairs

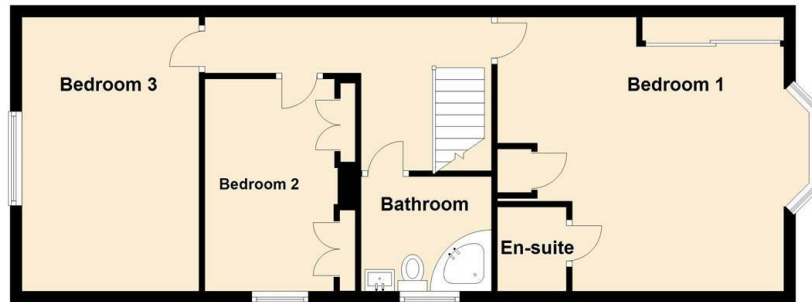
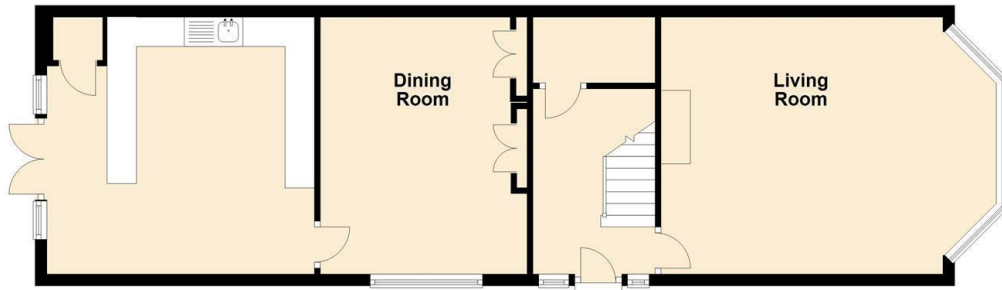


accommodation and stairs rising to the first floor. Situated to the front of the property is the spacious living room boasting a bay window and open fireplace. Further benefitting from a westerly aspect enjoying ample amounts of natural light to flood the room. Continuing on from the living room access is gained to the separate dining room. The dining room is spacious enough to house a family sized dining room table and chairs. The dining room also benefits from built in storage. To complete the ground floor accommodation is the modern fitted kitchen. The kitchen boasts a range of colouring matching eye and base level storage cupboards, integral cooker and fridge/freezer. There is a storage cupboard fitted with plumbing for further domestic appliances. The kitchen has been extended creating an additional seating area. From the kitchen French doors provide rear access out to the rear garden.

Stairs rise to the first floor where the three double bedrooms and family bathroom are located. Bedroom one is a generous sized front aspect room, with feature bay window. Bedroom one further benefits from a en-suite. Bedroom two is of rear aspect, enjoying views of the rear garden. Bedroom three is a further double bedroom. The family bathroom comprises a corner bath with shower over, wash hand basin and WC.



To the rear is an initial patio area followed by a large lawn. The whole garden is enclosed with fencing.



**Living Room**  
14'9" x 14'2" (4.50m x 4.33m)

**Dining Room**  
14'7" x 11'4" (4.46m x 3.47m)

**Kitchen**  
14'2" x 13'10" (4.34m x 4.22m)

**Bedroom One**  
14'10">9'4" x 14'1">12'2" (4.53m>2.86m x 4.31m>3.71m)

**En suite**

**Bedroom Two**  
14'2" x 9'4" (4.32m x 2.86m)

**Bedroom Three**  
10'11" x 8'3" (3.35m x 2.54m)

**Family Bathroom**  
9'0" x 4'7" (2.76m x 1.4m)

**Outhouse / Garage**

**Additional information**

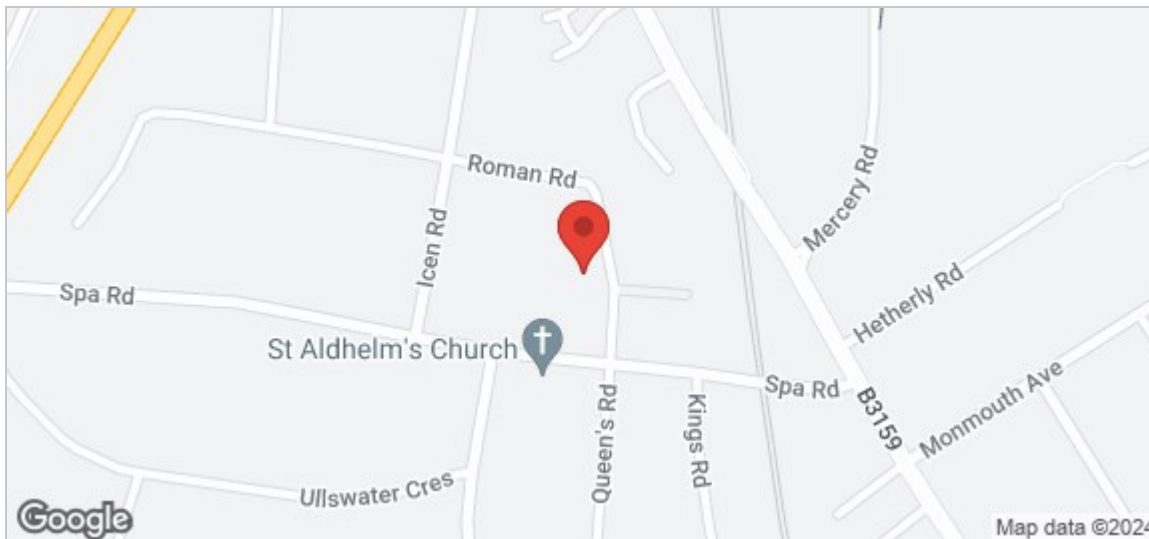
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Detached House  
Property construction: Traditional  
Mains Electricity  
Mains Water & Sewage: Supplied by Wessex Water  
Heating Type: Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-90) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	