



Dorchester Road | | Weymouth | DT3 5JD

**£240,000**

BEAUMONT  JONES



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We are delighted to bring to the market this substantial three bedroom detached family home located within the popular location of Radipole. Accommodation comprises of living room, dining room, modern kitchen, three good sized bedrooms, family bathroom and a low maintenance south-westerly facing rear garden. This property is offered with no forward chain and would make the perfect first time buy.

- Detached Family Home
- In Need of Some Modernisation
- No Forward Chain
- Three Double Bedrooms
- Popular Location of Radipole
- Low Maintenance South-Westerly Rear Garden

### Full Description

#### Accommodation

Entrance into the property through the UPVC front door which leads into the hallway with electric meters and fuse board with a further door leading to the inner hallway. The inner hall leads through into the bright and airy dining room with stairs rising to the first floor landing and dual aspect window and double glazed door, there is also a feature fireplace, under stair storage, wall mounted radiator, hanging ceiling light, exposed brickwork creating a lovely feature wall, door leading to kitchen and double doors opening to the living room. The cosy living room has a front aspect double glazed bay fronted window, wall mounted radiator, wall mounted lights and space for a electric fire place. The modern kitchen is partially tiled and has a range of eye and base level units with integral oven with four ring electric hob and extractor fan over. There is a side aspect double glazed window over looking the rear garden, UPVC door leading to the rear garden and the kitchen also has space for washing machine, dishwasher and fridge freezer.





Detached family home with spacious accommodation.



Returning to the stairs rising to the first floor landing, the remaining accommodation can be found. The family bathroom is a great size, mostly tiled around, low level WC, hand wash basin, bath with shower attachment, cupboard housing combination boiler, side aspect double glazed window and extractor fan. The master bedroom is a generously sized double with ample space for bedroom furnishings as well as a front aspect double glazed bay fronted window, wall mounted radiator and hanging ceiling light. Bedroom two is also a good sized double with wall mounted radiator ceiling light and a rear aspect double glazed window. Bedroom three is a double room with a front aspect double glazed bay fronted window wall mounted radiator and ceiling light.

#### Outside

The south-westerly facing rear garden is mostly laid to patio with stone shingle bordering making it very low maintenance. The garden is wall enclosed with side access leading to the front of the property. The front area is patio'd and fence enclosed. For parking there is a nearby road, Hetherly Road which there is easy on road parking.

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band C.

Services: - Gas central heating. Mains electric & drainage.


#### Location

Radipole is a highly sought-after location, ideally situated close to local amenities, supermarkets, doctors' surgery and is within the Radipole Primary and Wey Valley Academy catchment area. The Lodmoor Country Park is just a short stroll away with a path leading to Greenhill beach and gardens. Weymouth Rugby Club is also just moments away and a regular bus service is close by serving Weymouth & Dorchester.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

*We value more than your property*



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