



Roman Road, Weymouth DT3 5JQ

fox & sons

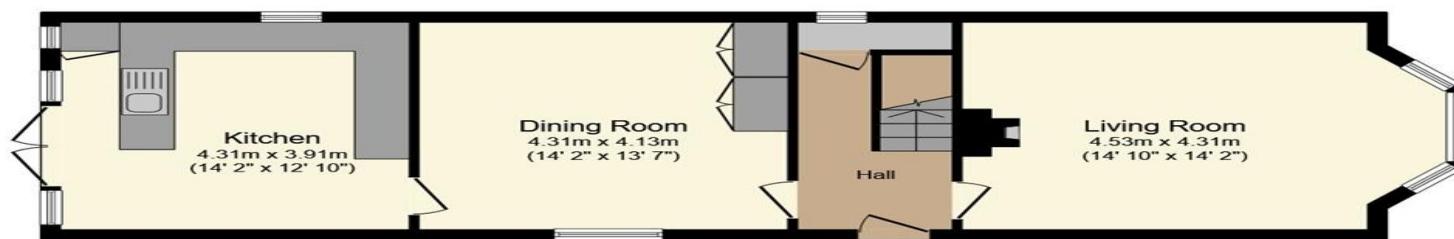
welcome to

Roman Road, Weymouth

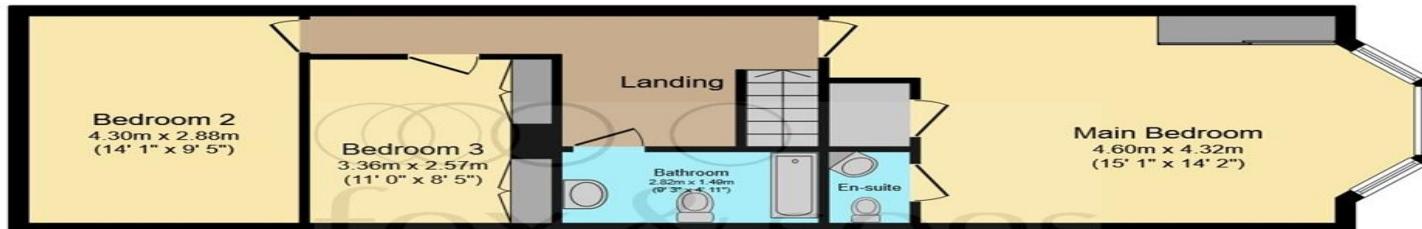
Spacious Detached Family Home in Sought-After Radipole Location

Characterful property with THREE DOUBLE BEDROOMS and TWO RECEPTION ROOMS. Impressive GARDENS & partly converted GARAGE, in a QUIET and RESIDENTIAL area.

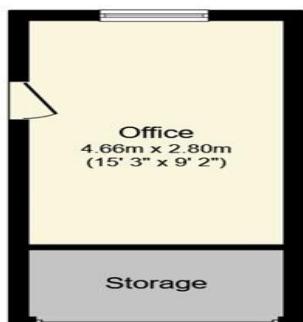




Ground Floor



First Floor



Outbuilding

Total floor area 144.6 m² (1,557 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Lounge

Irregular Shaped Room 14' 10" into bay x 14' 2" max (4.52m into bay x 4.32m)

Dining Room

14' 2" x 13' 7" plus cupboards (4.32m x 4.14m plus cupboards)

Kitchen

14' 2" plus utility cupboard x 12' 10" max (4.32m plus utility cupboard x 3.91m max)

Hall

Bedroom 1

Irregular Shaped Room 15' 1" into bay x 14' 2" max (4.60m into bay x 4.32m)

En Suite

Bedroom 2

14' 1" x 9' 5" (4.29m x 2.87m)

Bedroom 3

11' x 8' 5" (3.35m x 2.57m)

Bathroom

Office

15' 3" x 9' 2" (4.65m x 2.79m)

Store

welcome to

Roman Road, Weymouth

- Detached family home
- Three double bedrooms
- Front & rear gardens
- Partly converted garage
- Popular location of Radipole

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£400,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
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