



Instinct Guides You



Roman Road, Weymouth Offers In Excess Of £450,000

- Four Potential Five Bedroom
- Generous Sized Driveway
- Popular Location Of Radipole
- Walks to Radipole Nature Reserve
- Bus Route Nearby
- Extended Family Home
- Three Bathrooms
- Detached Chalet Bungalow
- Moments To Supermarkets
- Doctors Surgery Close



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



This FOUR/FIVE bedroom DETACHED chalet bungalow is situated in RADIPOLE, with EXTENDED, VERSATILE living accommodation. Boasting generous PARKING, and NEARBY WALKS of the Radipole Nature Reserve, this property is a SPACIOUS FAMILY HOME, complete with independent accessed one bedroom ANNEXE and THREE BATHROOMS.

Upon entrance to the property's porch, a gracious and affable hallway invites you into the home. Bedrooms one (currently used as a games room) and bedroom two accompany the downstairs living space, allowing for versatile living arrangements. The cosy dining room flows gracefully into the main kitchen, tidily finished with an array of sleek units and breakfast bar. The first of three bathrooms can also be found in the heart of the property, conveniently placed to empower easy living. The hall also boasts the first of the two staircases leading to the landing providing separate access to bedroom three and second bathroom.

The doorway to the original lounge has been bricked up but can be reinstated.

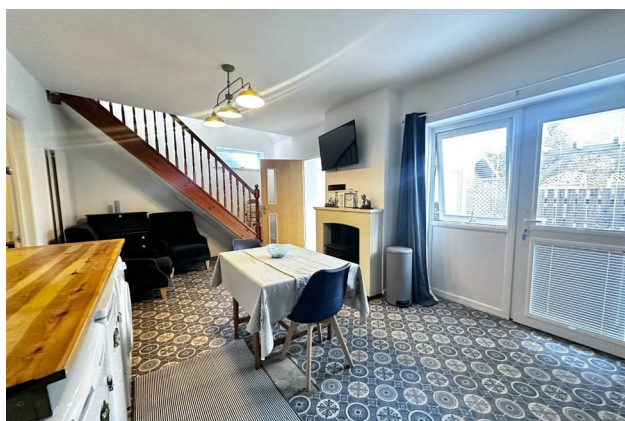
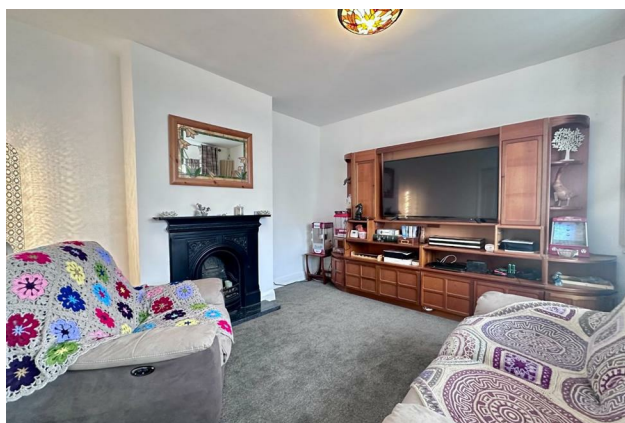
Continuing across the property, the annexe boasts another impressive, large kitchen diner (formally the main lounge); an elegant social space with plenty of space for utilities, storage, dining arrangements and more - a true testament to the home's adjustability which also homes the staircase to one half of the upstairs.

This space is also accessible via the annexe's separate entrance hall that was originally the fifth bedroom and continues beyond the kitchen to yet another cosy lounge/conservatory.

The upstairs space is arranged into two segments, completely accessible via different staircases. Bedroom two is hosted by the right-hand side of the property, a spacious double which benefits from an en-suite and ample storage.

The property retains parking for approximately four cars, further accentuating the family aspect of this excellent home.

* Vendor willing to remove second kitchen and re-instate doorway prior to completion*



Room Dimensions

Lounge/Diner 13'6" x 10'5" (4.14m x 3.19m)

Kitchen/Diner 14'2" x 9'6" (4.34m x 2.91m)

Bedroom One 18'9" x 18'5" > 10'1" (5.73m x 5.62m > 3.08m)

Bedroom Two 12'2" x 11'9" > 5'11" x 9'6" (3.73m x 3.59m > 1.81m x 2.91m)

Bedroom Three 11'10" plus bay x 12'0" (3.63m plus bay x 3.68m)

Bedroom Four 12'0" x 11'10" plus bay (3.68m x 3.62m plus bay)

Annexe

Annexe Hall/Original Bedroom 11'9" x 8'3" (3.59m x 2.53m)

Kitchen/Diner 19'6" x 11'8" (5.95m x 3.58m)

Conservatory/Lounge 12'1" x 9'3" (3.69m x 2.84m)

Agents Note

Please note that the door from the main hallway to the kitchen diner has currently been boarded but can be reinstated by the owners if preferred by a new buyer.



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	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.