



Instinct Guides You



Mount Pleasant Avenue South, Weymouth Offers In Excess Of £280,000

- Beautifully Presented
- Two Double Bedroom
- Radipole
- Bi Fold Doors
- Open Plan Living
- Allocated Parking
- Mews Style Setting
- Close To Amenities



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



A beautifully presented TWO DOUBLE BEDROOM house situated in a quiet cul-de-sac location of RADIPOLE with allocated parking, spacious OPEN PLAN LIVING and LARGE BI-FOLD DOORS creating a fabulous light and airy home. The property is situated in Eden Park, Mount Pleasant Avenue South being within close proximity to many amenities including a variety of shops, schools and bus service serving both Weymouth & Dorchester.

Stepping inside, you instantly appreciate the condition and style, as your vision stretches through the hall, into the open plan living area, out through the bi-fold doors to the garden. Creating that warm feeling and surprise.

To the left hand side is a well appointed cloakroom with a sliding door opening into the open plan living area with stairs ascending to the first floor.

This striking open plan room certainly gives a great feeling of space with ample space for furnishings with breakfast bar area providing the divide. The modern kitchen offers dual tone eye and base level units with some integrated appliances including built in oven, inset hob, integrated fridge, freezer and dishwasher.

To the first floor are two generous sized double bedrooms and bathroom. The principal bedroom to the rear enjoys a floor to ceiling window encompassing some view towards the countryside in the distance with ample space for furnishings. The second bedroom is similar in size with fitted storage and finishing the accommodation is a modern family bathroom with floating vanity unit, bath with shower over w/c and stylish tiling.

Outside is a low maintenance rear garden with artificial lawn with a decked patio area enclosed by fencing with gated rear access. The front has an allocated parking space directly to the front of the house.



Room Dimensions

Lounge Area 15'3" x 13'1" (4.65 x 4.01)

Kitchen Area 12'11" x 10'1" > 5'4" (3.94 x 3.09 > 1.65)

Bedroom One 13'3" x 12'2" max (4.04 x 3.72 max)

Bedroom Two 13'3" x 9'4" max (4.04 x 2.87 max)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	96
(81-91) B	83
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

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	
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.