



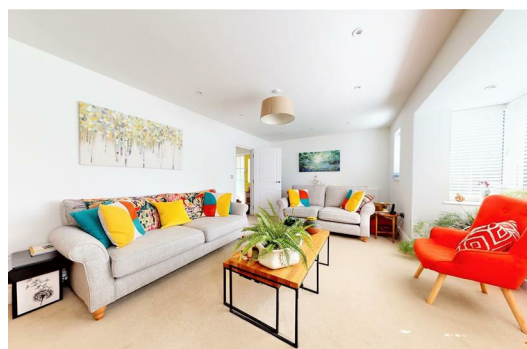
Instinct Guides You



£475,000

Eden park, Mount Pleasant Avenue South, Weymouth

- Two Bathrooms
- Large Kitchen/Diner
- Modern Home
- Radipole
- Path to Supermarkets
- Cul-De-Sac Location
- Cloakroom
- Lovely Garden Oasis
- Next to Cycle Path
- Bus Routes Nearby



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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Eden Park is a recent development of 18 individually built homes, nestled in a quiet cul-de-sac of Radipole, moments from local amenities; supermarkets & stores, cycle route, buses, schools and a pleasant walk to town through the Radipole Reserve to Greenhill Gardens and its sea front and complete with an easy escape to the surrounding countryside and Dorchester beyond.

18 Eden Park is fortunate to be on the widest plot allowing for modest gardens which are displayed for low maintenance having an abundance of planting creating a wonderful discreet oasis extending the living experience by way of large and wide bi-folding doors.

A FOUR bedroom detached home with two shower rooms and cloakroom. Lounge and sitting areas , a modern kitchen complete to meet the needs of the modern family.



Canopy Porch Covers the Entrance which leads into Hallway with staircase rising to the upper floor floor.

Gardens. They are very nice with an interesting raised bed at the side coaxing you to the front door . Hidden Bin and shed store between the hedges at the front, clever.

Lounge 19'5" x 11'4" plus bay (5.92 x 3.47 plus bay)
 Lounge Box bay central feature. Copious room for family living

Kitchen/Diner 19'5" x 14'3" plus recess (5.92 x 4.35 plus recess)
 Open plan modern suite. Pantry cupboard, Integrated Appliances

Utility Room 5'7" x 5'1" (1.71 x 1.55)
 Plumbing for washing machine, additional storage

Cloakroom 5'0" x 3'7" (1.54 x 1.11)
 Space for Coats and Shoes

Bedroom One 14'4" max x 11'8" (4.37 max x 3.56)
 Large Double, Light & Airy, Dual Aspect

En-Suite 7'4" x 4'11" (2.24 x 1.51)
 Modern, Double shower cubicle, Vanity Wash Hand Basin, Heated Towel Rail, W.C

Bathroom 7'3" x 5'8" (2.22 x 1.75)
 Modern, Double Shower Cubicle, Vanity Wash Hand Basin, W.C

Bedroom Two 11'5" x 10'2" (3.49 x 3.10)
 Large Double, Light and Airy

Bedroom Three 11'0" x 7'4" (3.37 x 2.24)
 Double Room



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	93
(81-91) B	84
(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

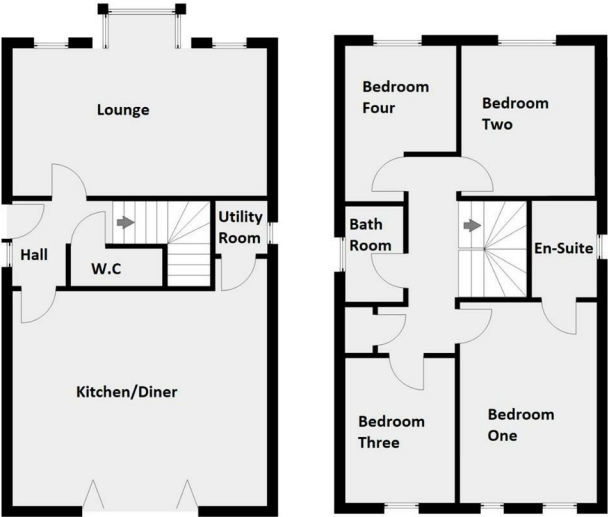
Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
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Bedroom Four 11'5" > 7'11" x 8'1" > 5'8" (3.50 > 2.43 x 2.47 > 1.75)

Large Single Room

Relation of staff member

The owners are a relative of a staff member and a declaration pursuant to the estate agency act 1979 is accordingly made



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
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