



Instinct Guides You



Steeple Close, Radipole, Weymouth £340,000

- Radipole
- Semi Detached With Driveway
- Open Plan Ground Floor With Conservatory
- Cul-De-Sac
- Modern Kitchen/Diner
- Well Presented Throughout
- Attractive Rear Garden
- Excellent School Catchment Including Radipole



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

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



Welcome to Corfe Manor Estate in RADIPOLE, a charming neighbourhood that offers excellent connectivity to schools, bus routes, scenic country walks, and various amenities. This delightful property features an extended open-plan ground floor, a conservatory, and convenient driveway parking.

Nestled in a peaceful cul-de-sac, the home boasts an attractive frontage with a spacious porch leading into the house. The well-proportioned living room provides ample space for a range of furniture and includes an under-stairs cupboard for additional storage. The rear of the property is the heart of the home, featuring a spacious open-plan kitchen/diner. The dining area seamlessly flows into a well-appointed kitchen with a great selection of eye and base level units with some built in appliances and a conservatory at the rear.

Upstairs, the property offers three inviting bedrooms, each designed to provide ample space for rest and relaxation. Bedrooms one and two are double rooms with built-in storage, while bedroom three is a cosy single room with views towards the playing fields and cul-de-sac. The contemporary family bathroom features a vanity unit that offers practical storage solutions a bath with a shower above and toilet.

The exterior of the property includes a manageable garden space, perfect for outdoor activities and gardening without requiring extensive upkeep. This home is ideal for those seeking a straightforward, comfortable living environment in a family-friendly neighbourhood.



Room Dimensions

Lounge 13'1" x 12'4" (3.99m x 3.76m)

Kitchen/Diner 15'5" x 11'1" (4.72m x 3.38m)

Conservatory 8'2" x 7'3" (2.51 x 2.21)

Bedroom One 13'8" + wardrobes x 8'9" (4.19m + wardrobes x 2.67m)

Bedroom Two 8'11" x 9'1" (2.74m x 2.79m)

Bedroom Three 9'10" max 6'5" (3.02m max 1.98m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		65
(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		
	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.