



Eden Park
Weymouth



Offered for sale, this beautifully presented, two-bed, end-of-terrace property is in a quiet cul-de-sac in a popular residential area of Radipole, Weymouth. The current owners have made additions and upgrades to the property to create a stylish and modern home. Accommodation further includes an open-plan living area/kitchen, ground floor WC and family bathroom. EPC rating B.

Weymouth is a beautiful seaside town situated halfway along the Jurassic Coast and just 7 miles south of the Dorset County town of Dorchester. Its charming harbour and sandy beaches attract numerous visitors and in 2012 it was the venue for the London Olympics sailing events, along with neighbouring Portland. As a result of its affiliation with the Olympics, the town has recently benefited from improved transport links, including a bypass and a network of cycle paths. It is also home to several nature reserves and a wealth of amenities, including some highly regarded schools.



Enter the property to the front porch with characterful mosaic style tiles which continue to the ground floor WC. A sliding door leads to the properties open-plan living area and kitchen.

The living room benefits from an electric fire with attractive surround and mantle creating a central feature. There are French doors offering ample light into the room and access to the rear garden. Attractive wood effect flooring flows throughout the ground floor.

The modern kitchen has white units with stone work tops and upstands. There are further wood effect wall units providing extra storage and housing the boiler. The room has the advantage of an integral NEFF hob and electric oven, slimline dishwasher, fridge and freezer. Additionally, there is a ground floor storage cupboard with plumbing to house the washing machine.



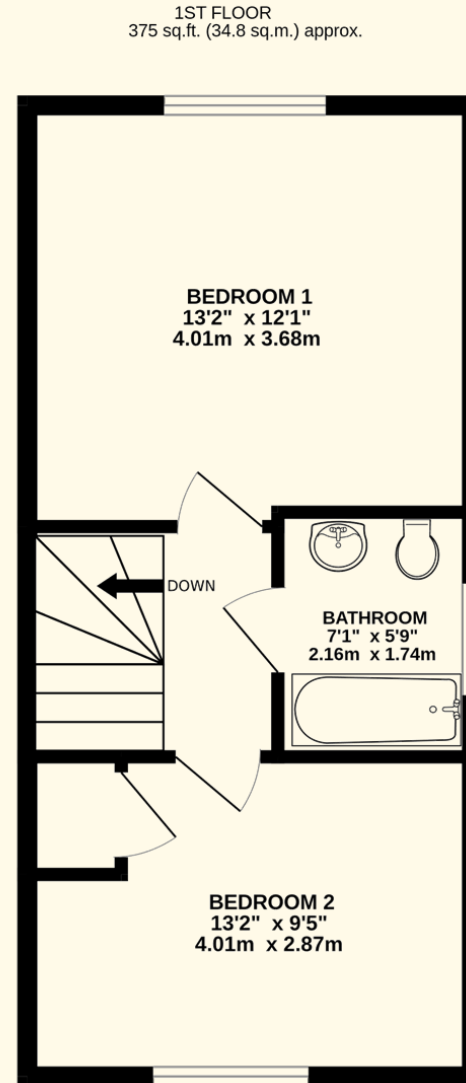
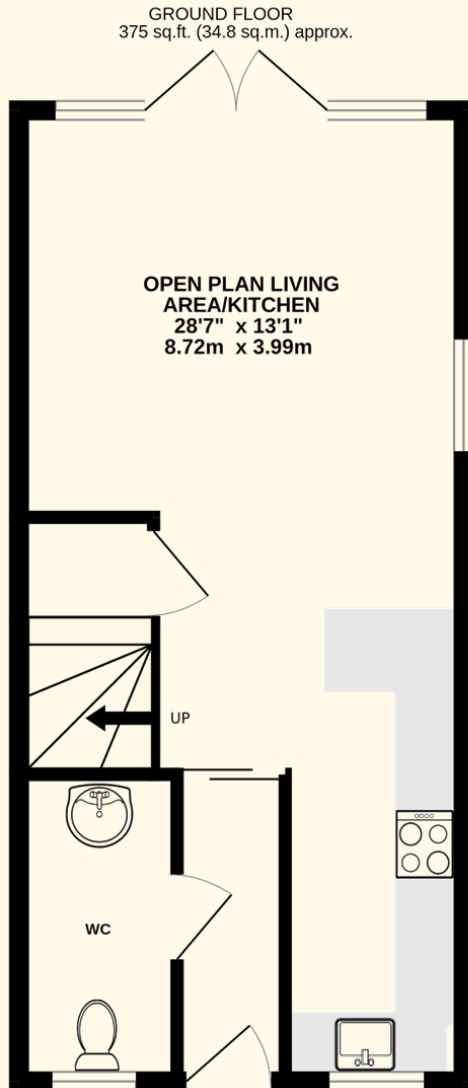
Stairs rise to the first floor where the two bedrooms and the family bathroom can be located.

The property boasts two double bedrooms with additional fitted storage in the second bedroom. The principal bedroom boasts views looking out towards Preston Downs.

The bathroom has a suite comprising of a panel enclosed bath with mixer tap and waterfall shower overhead, WC and wash basin with vanity storage under. The floor is tiled with part-tiled walls.

The property is completed by a delightful, low maintenance rear garden with summerhouse. The area is well designed with composite decking abutting the property and area of shingle.

To the front there are two parking spaces and side access to the rear garden.



TOTAL FLOOR AREA: 750 sq.ft. (69.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



Flood Risk:

Surface water – Very Low Risk

Rivers and Sea - Very Low Risk

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Services:

Mains electricity, water and drainage are connected. Gas fired central heating.

Agent Note:

Please be aware the property is situated on a private road.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is C.

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.