



AUSTIN 
ESTATE AGENTS

Kimmeridge Close

Radipole

Weymouth

Dorset

DT3 5RL

Offers over £270,000

SUMMARY

- Semi Detached Family Home
- Presented in Excellent Condition Throughout
- Two Double Bedrooms
- Spacious Lounge
- Modern Fitted Kitchen
- Large Conservatory
- Contemporary Bathroom
- Gas Central Heating and Double Glazing
- Driveway & Garage
- Rear Garden





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch

Lounge 17' 1" x 13' 0" (5.20m x 3.95m)

Kitchen 9' 8" x 13' 0" (2.95m x 3.95m)

Conservatory 9' 10" x 10' 4" (3.00m x 3.15m)

FIRST FLOOR

First Floor Landing

Bedroom One 9' 6" x 13' 1" (2.90m x 4.00m)

Bedroom Two 9' 0" x 10' 10" to wardrobes (2.75m x 3.30m to wardrobes)

Bathroom 4' 9" x 8' 6" (1.45m x 2.60m)

OUTSIDE

Front Driveway

Attached Garage

Rear Garden

THE PROPERTY

We are delighted to present the market this spacious family home that has been maintained throughout to a very good standard. The property enjoys a spacious lounge, modern fitted kitchen, large conservatory, two double bedrooms and contemporary family bathroom with gas central heating and double glazing. Outside the property further benefits from a good sized driveway with an attached garage and low maintenance rear garden. As such, we strongly recommend viewing to fully appreciate the size and condition of the property.

An entrance door gives access from a double glazed porch into the spacious lounge. This tastefully decorated room enjoys a large double glazed window to the front aspect, providing excellent natural light. At the rear, stairs ascend to the first floor and a glazed door leads to the kitchen / diner. The kitchen diner is fitted with a modern range of matching eye level and base units with space for domestic appliances including a cooker, washing machine, fridge, freezer and dishwasher. The worktop surfaces extend to create an attractive dining area. This room overlooks and leads to the conservatory, which is a good size with plentiful natural light from side and rear aspect double glazed windows AND a door giving access to the rear garden.

On the first floor, the landing hosts doors to all first floor rooms as well as access to the loft. Bedroom one is situated to the rear of the property with a double glazed window overlooking the garden and a built in cupboard. Bedroom two, found at the front, benefits from fitted sliding wardrobes to one wall. The bathroom boasts a contemporary suite comprising low level WC, vanity wash hand basin and panelled bath with shower attachment over. Modern tiling and an obscured double glazed window add to the room's appeal.

Externally, an independent driveway to the front provides off-road parking for multiple vehicles. The property has the added advantage of an attached garage up and over door as well as a personal door leading to the rear garden. The rear garden is a low maintenance area, predominately laid to patio and shingle, providing multiple seating areas and artificial grass.

The property is situated within the popular Corfe estate, in the sought-after location of Radipole. It is close by to local shops and amenities including supermarkets, well regarded schools and bus routes to surrounding areas. Weymouth relief road is a short car journey away.

For more information on this family home, or to make an appointment to view, please contact Austin Estate Agents.

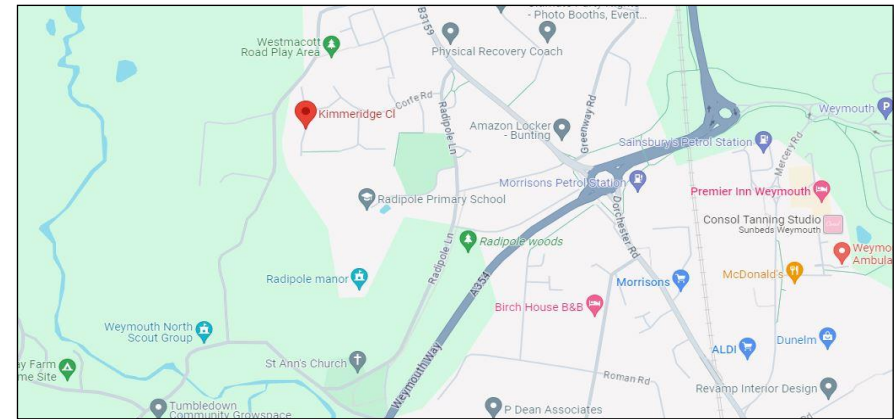




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: C TENURE: Freehold

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MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.