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For Sale
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AUSTIN
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Studland Way

Radipole

Weymouth

Dorset

DT35RJ

£279,950

SUMMARY

- Semi Detached Family Home
- Extended to the Rear
- Spacious Lounge
- Modern Kitchen / Dining Room
- Balcony to Bedroom One
- Family Bathroom
- Gas Central Heating & Double Glazing
- Front Garden & Driveway
- Attractive Rear Garden
- No Onward Chain





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch

Lounge 17' 7" x 13' 0" (5.35m x 3.95m)

Kitchen Area 13' 0" x 9' 0" (3.95m x 2.75m)

Dining Area 11' 1" x 10' 2" (3.37m x 3.10m)

FIRST FLOOR

First Floor Landing

Bedroom One 13' 1" x 9' 0" (4.00m x 2.75m)

Balcony

Bedroom Two 13' 1" max x 9' 2" max (4.00m max x 2.80m max)

Bathroom

OUTSIDE

Front Garden

Driveway

Rear Garden

THE PROPERTY

We are delighted to present to the market this spacious family home that has been extended to the rear to create additional accommodation and a balcony to the main bedroom. The property enjoys a spacious lounge, modern fitted kitchen / diner, two double bedrooms and family bathroom with gas central heating and double glazing throughout. Outside the property further benefits from a front garden and driveway and attractive rear garden.

An entrance door gives access from a double glazed porch into the spacious lounge. This tastefully decorated room enjoys a feature fireplace and large double glazed window to the front aspect, providing excellent natural light. At the rear, stairs ascend to the first floor and a door leads to the kitchen / diner. The kitchen diner is fitted with a modern range of matching eye level and base units with integral four ring gas hob, stainless steel extractor canopy and eye level oven as well as ample space for additional domestic appliances. The kitchen overlooks and naturally flows to the dining area, which is a good size with plentiful natural light from side and rear aspect double glazed windows and French doors 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 built in cupboard and boasts double glazed French doors leading out onto a balcony area overlooking the garden and surrounding area. Bedroom two, found at the front, is also a double room. The bathroom boasts a contemporary suite comprising low level WC, pedestal wash hand basin and 'p' shaped panelled bath with shower attachment over. Modern tiling and an obscured double glazed window add to the room's appeal.

Externally, to the front is a garden, mainly laid to lawn with an independent driveway to the side providing off-road parking for multiple vehicles. A gate to the side gives additional access to the rear garden. The fully enclosed rear garden is a pleasant space with a patio area adjacent to the property with steps up to a lawned area.

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.

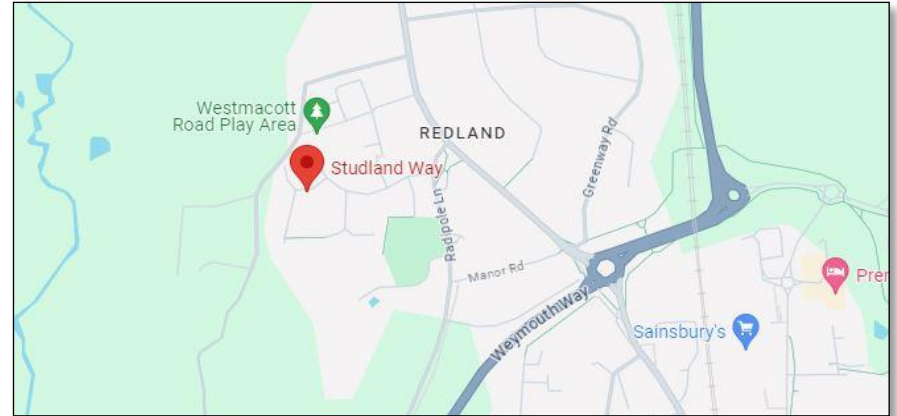




FLOORPLAN:



LOCATION:



EPC:



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.