



AUSTIN  ESTATE AGENTS

Lakeside Gardens

Radipole

Weymouth

Dorset

DT3 5HQ

Offers in Excess of £400,000

SUMMARY

- Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Ground Floor Cloakroom
- Family Bathroom & Separate WC
- Double Glazing & Gas Central Heating
- Front Garden, Driveway & Garage
- Rear Garden
- Pleasant Views over Radipole Nature Reserve to the Front Aspect





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch 3' 11" x 10' 9" (1.19m x 3.28m)

Entrance Hallway

Lounge 12' 8" x 10' 8" (3.86m x 3.24m)

Dining Room 11' 7" x 10' 8" (3.54m x 3.25m)

Kitchen 11' 8" x 8' 1" (3.56m x 2.46m)

WC 4' 4" x 2' 9" (1.32m x 0.85m)

FIRST FLOOR

First Floor Landing

Bedroom One 12' 7" x 9' 3" (3.83m x 2.82m)

Bedroom Two 11' 9" x 10' 7" (3.57m x 3.23m)

Bedroom Three 9' 3" max x 8' 2" max (2.81m max x 2.48m max)

Bathroom 8' 2" x 5' 4" (2.50m x 1.63m)

WC

OUTSIDE

Front Garden & Driveway

Garage

Rear Garden

THE PROPERTY

We are delighted to offer for sale this wonderful family home situated in the sought after location of Radipole. The property offers good size accommodation throughout including an attractive lounge, separate dining room, modern fitted kitchen, ground floor cloakroom, three bedrooms, family bathroom and separate WC with double glazing and gas central heating. To the outside is an independent driveway leading to a garage, with pleasant gardens to the front and rear. We strongly recommend viewing to appreciate this property's appeal.

The entrance door leads to a spacious reception porch with double glazed windows to the front and side aspects. Access is then gained into an inviting reception hallway with stairs ascending to the first floor and doors to all ground floor rooms including a cloakroom with low-level WC and wash hand basin. The lounge and dining room are situated to the front, both enjoying dual aspect windows providing excellent natural light. A wood burning feature fireplace adds to the lounge's appeal. The kitchen is tastefully fitted with a range of matching eyelevel and base units colour coordinated worktop surfaces, four ring electric hob, AEG double oven and grill and extractor fan. There is ample room for additional domestic appliances. A double glazed window to the rear offers an appealing outlook of the garden whilst a UPVC door provides access.

The first floor landing is well proportioned with a double glazed rear aspect window and hosts doors to all first floor rooms. Bedroom one and two are situated to the front of the property, boasting views over Radipole Nature Reserve towards Portland and have the added benefit of built-in wardrobes. Bedroom three enjoys dual aspect, double glazed windows to the front and rear. The bathroom comprises a wash hand basin with storage cupboard below and a panelled bath with shower over. Adjacent to this room is a separate WC and wash hand basin. Both the bathroom and WC have double glazed windows to the rear aspect.



The Property Cont'd / . . .

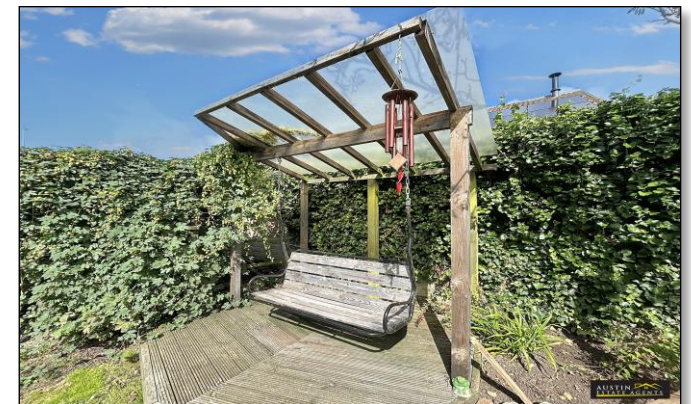


Externally, to the front, an independent driveway provides off-road parking for numerous vehicles, leading to a garage, accessed via an up and over door with power and a rear aspect window, as well as a gate providing access to the rear garden. To the side of the driveway is a garden area, which is mainly laid to lawn with pleasantly planted borders. The rear garden has been well-maintained and is predominately laid to lawn with attractive plants and shrubs to its borders. A patio area adjacent to the property and a separate decking area provide a space to enjoy the garden at different times of the day. Furthermore, there is an area to the side suitable for a vegetable patch or a chicken coop. A garden storage shed is included within the sale.

The property is situated in a quiet cul-de-sac location within the well regarded residential area of Radipole, close by to the nature reserve, with some local shops and amenities, including a well-regarded primary school, nearby. Transport links are favourable with Weymouth town centre and Weymouth relief road, both being a short drive away.

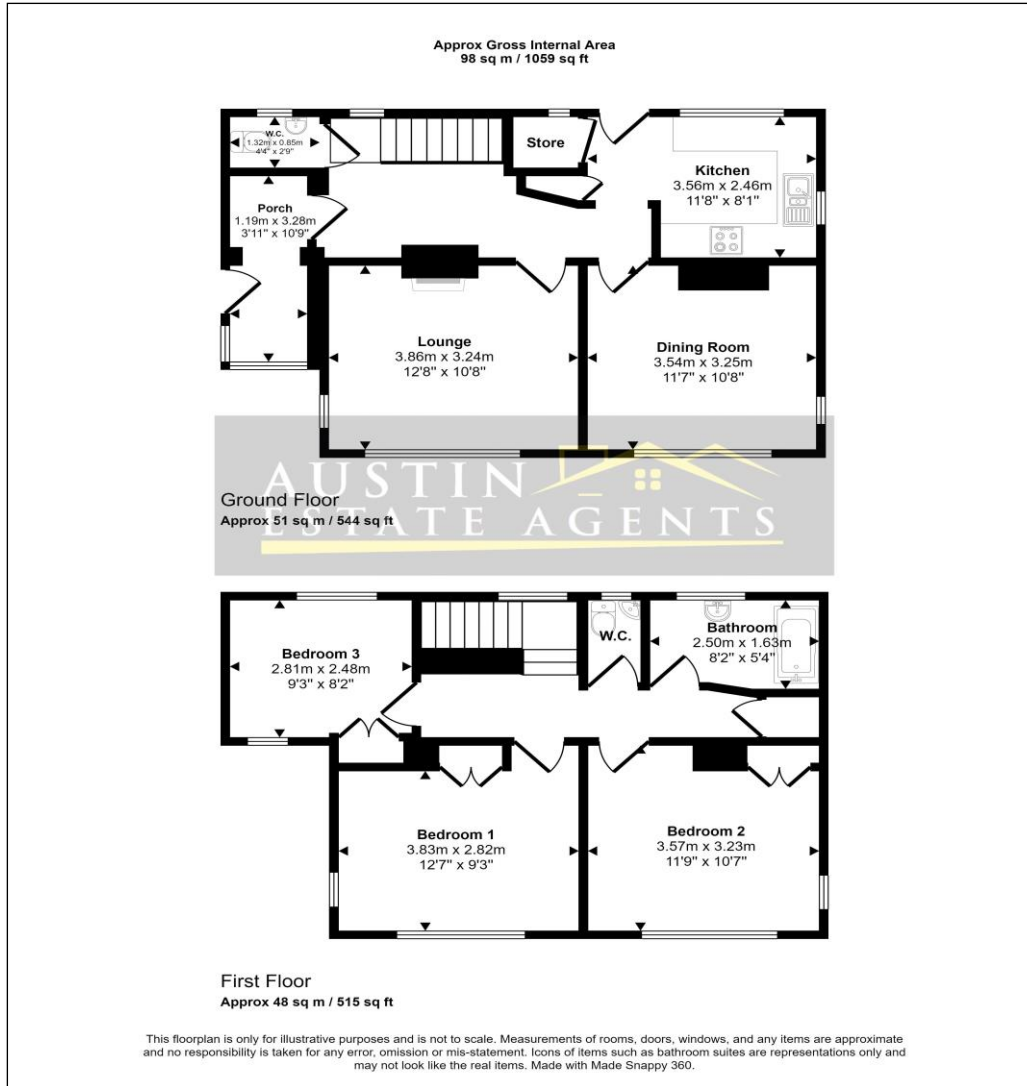
For further information, or to arrange a viewing of this fantastic detached home, please contact Austin Estate Agents.

We are informed by the vendor that the solar panels are wholly owned and generate an income in the region of £1,000.00 per annum as well as making savings on their electricity bills.

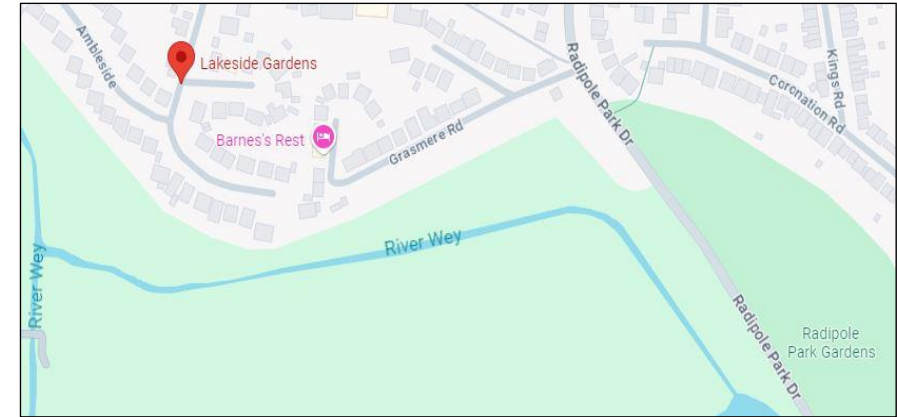




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: D 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.