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ESTATE AGENTS

## Radipole Lane

Southill

Weymouth

Dorset

DT4 9RS

Offers over £345,000

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### SUMMARY

- Detached Bungalow
- Two / Three Bedrooms
- One / Two Reception Rooms
- Fitted Kitchen & Separate Utility Room
- Modern Shower Room
- Double Glazing & Gas Central Heating
- Driveway for Multiple Vehicles
- Beautiful Westerly Aspect Rear Garden
- Close to the Local Shops & Amenities of Southill
- Vendor Suited





## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Entrance Hallway

Lounge 12' 5" x 12' 2" (3.78m x 3.71m)

Kitchen 15' 6" x 9' 5" (4.72m x 2.87m)

Utility Room 3' 5" x 12' 8" (1.04m x 3.86m)

Dining Room / Bedroom Three 10' 2" x 10' 3" (3.10m x 3.12m)

Bedroom One 10' 8" x 10' 9" (3.25m x 3.28m)

Bedroom Two 10' 8" x 10' 8" (3.25m x 3.25m)

Shower Room 4' 8" x 9' 5" (1.42m x 2.87m)

### FIRST FLOOR

Loft Room 13' 5" x 13' 7" (4.09m x 4.14m) Some Restrictive Headroom

### OUTSIDE

Front Driveway

Rear Garden

## THE PROPERTY

We are delighted to present to the market this spacious detached bungalow situated in the popular residential location of Southill. The property boasts double glazing, gas central heating, a spacious lounge, a fitted kitchen, utility room, three bedrooms and a shower room as well as a loft room. The property is situated on a generously sized plot with a driveway for multiple vehicles and a beautiful rear garden. This delightful bungalow offers versatile living spaces and a charming outdoor area, making it an excellent choice for families, downsizers, or anyone seeking a comfortable home.

Upon entering the property, you are welcomed into an inviting hallway hosting doors the three bedrooms, shower room and kitchen with stairs ascending to the first-floor loft room. The spacious lounge is positioned at the rear of the property and benefits from dual-aspect double-glazed windows that give the room an abundance of natural light, offering delightful views over the rear garden. The well proportioned kitchen is fitted with a range of matching eye-level and base units, an integral four-ring gas hob, and an electric oven. There is space for additional appliances as well as an informal dining table. A double-glazed window to the side allows additional natural light. A door leads to a separate utility room, with plumbing for a washing machine, which has a double-glazed window and a door overlooking and providing access to the side of the bungalow.

The bungalow enjoys three bedrooms; bedroom one is situated at the rear aspect with a large double-glazed window offering pleasant views over the rear garden. Bedroom two is positioned to the side aspect with a large double-glazed window. Bedroom three is currently used as a dining room and located at the front of the property. Completing of the accommodation on this floor is the shower room, which is fitted with a low-level WC, vanity wash hand basin and an independent shower cubicle with complementary tiling and a double-glazed opaque window to the side.

On the first floor, the loft room enjoys heating and power and is fully carpeted throughout with a dormer and Velux window providing elevated views over the surrounding area.

Externally, an independent driveway to the front provides off-road parking for multiple vehicles. Attractive planting and shrubs border the driveway, adding to the property's appeal. The rear garden is a true delight for garden enthusiasts, primarily laid to lawn with a wide selection of attractive plants and shrubs to the borders. A greenhouse is included, and the garden offers elevated views over the surrounding area with a westerly aspect, making it perfect for enjoying afternoon and evening sun.

This fabulous bungalow is situated close by to local shops including a chemist and convenience store as well as amenities including a well-regarded primary school and public house. The property is within walking distance of Radipole Nature Reserve with a cycle path to the town centre and seafront. There is easy access to Weymouth relief road.

For further information, or to make an appointment to view, please contact Austin Estate Agents.

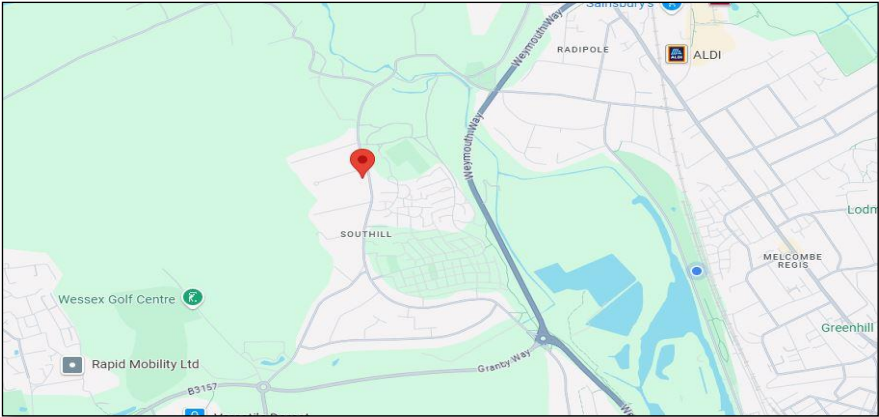




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

COUNCIL TAX RATING: D      TENURE: Freehold

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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.