



Mount Pleasant Avenue South | Radipole | Weymouth | DT3 5FQ

Guide Price £287,500

BEAUMONT  JONES

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Nestled in a secluded cul-de-sac in Radipole is this immaculate two double bedroom modern home, built in 2019. The property retains off-road parking, low maintenance garden with rear access and stunning open plan living space. Additional features include downstairs WC, bi-folding doors and over 2 years remaining on the warranty of this beautiful contemporary home.

- Stunning Modern Home
- Off Road Parking
- Two Double Bedrooms
- Low Maintenance Garden with Rear Access
- Secluded, Recent Development in Radipole
- Open Plan Living
- Downstairs WC
- 2+ Years Remaining Warranty

Full Description

Eden Park is a contemporary development, built in 2019 and located on the tail end of Mount Pleasant Avenue South allowing for a sense of tranquility whilst benefiting from all of Radipole's convenience. Within the heart of the development is this beautiful home.

One parking space fronts the home with attractive red-brick elevations behind. Inside, an initial hallway provides a useful space for shoes and coats, adjoining the downstairs WC. The WC is finished with sleek white wall tiles and stylish patterned floor tiles and retains a toilet, basin and window.



A beautifully presented modern home in an exclusive development of properties built in Radipole in 2019. Off Road Parking, Low Maintenance Rear Garden, Energy Efficient.



A sliding doorway from the hall grants access to the open plan living space - occupying the remainder of the ground floor. To the initial left, a beautiful modern kitchen space sits towards the front of the home with marble effect work tops and contemporary base and eye-level units providing an abundance of storage alongside the integrated oven, NEFF induction hob and under-counter fridge/freezer. The worktops extend to a breakfast bar area, offering useful dining and additional preparation space.

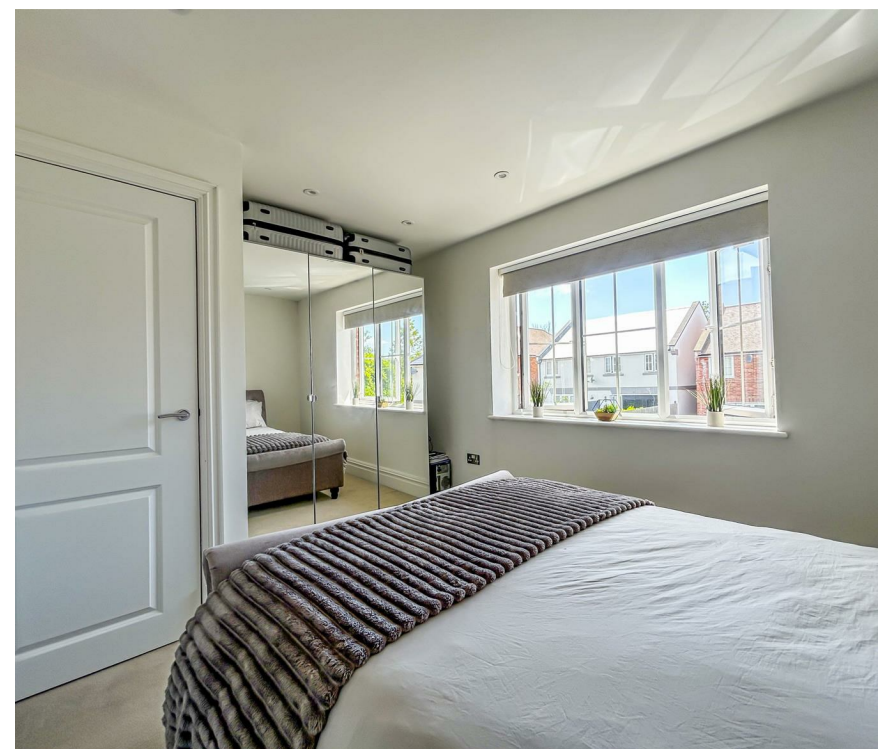
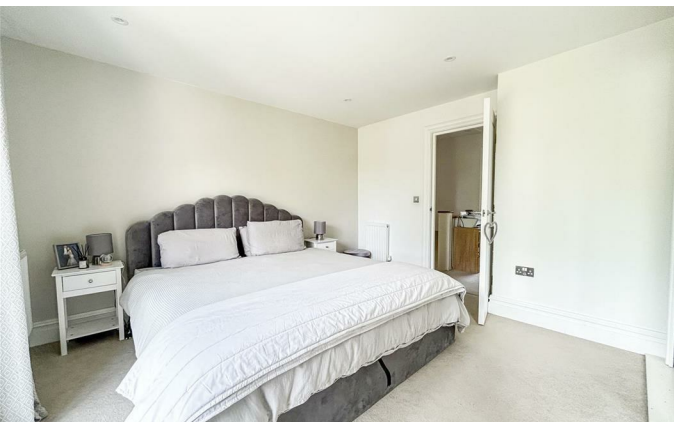
The living area flaunts excellent proportions for an array of furniture and utilises the bi-folding doors to incorporate the outside space for those warmer days. When open, the lounge provides an excellent social space - enhanced by complete privacy to the rear. Stairs rise to the first floor with an under-stairs storage cupboard completing the ground floor and hosting the washing machine for convenience.

Upstairs the first floor hosts both bedrooms and the bathroom.

To the front of the home, bedroom two hosts excellent proportions suited to a double bed with over-stairs storage cupboard and alcove suitable for a large wardrobe or desk/study area. Adjacent is the bathroom, a beautifully presented modern sweet with bath to one side and toilet and basin to the other. The bathroom features attractive wall tiles to both sides and modern grey floor tiles, below.

Completing the first floor, Bedroom One spans the width of the home and retains ample proportions as a double room with further furnishings - a key feature of the room is the floor-to-ceiling window overlooking the garden and tree-line behind.

Externally, the rear garden is low maintenance with an initial



decking area leading to artificial turf and shingle path; The home retains rear access, also. A recent addition, the current owners have installed a corner bar perfect for encapsulating the social aspect of the home.

The new owner of this home will carry over the remainder of the warranty, valid until 2029.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band C. Services: - Mains gas, electric & drainage.

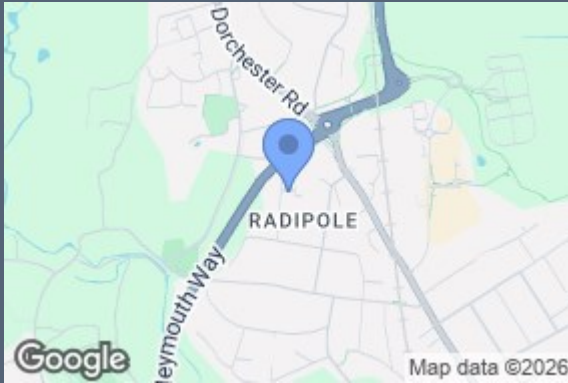
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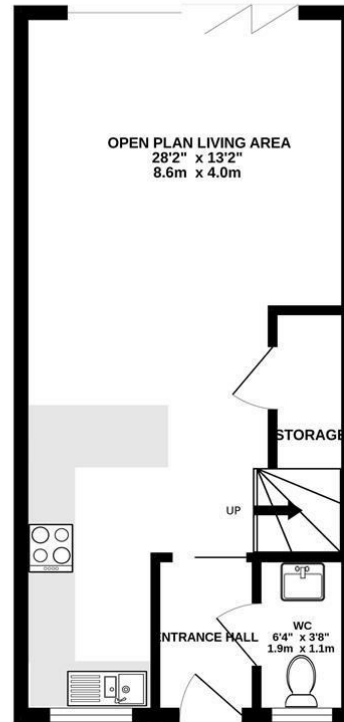
Ground Floor hosting
Open Plan Living
Space with Bi-folding
Doors to the rear and
separate WC. First
floor hosting Two
Double Bedrooms and
Immaculate, Modern
Bathroom.



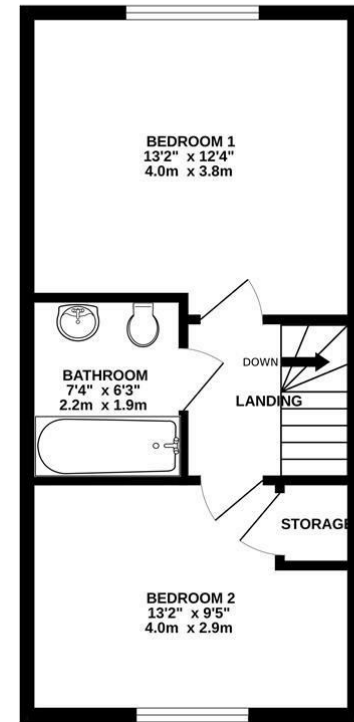


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
371 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.8 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.
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