



Queens Road | Radipole | Weymouth | DT3 5EX

Offers Over £300,000

BEAUMONT  JONES

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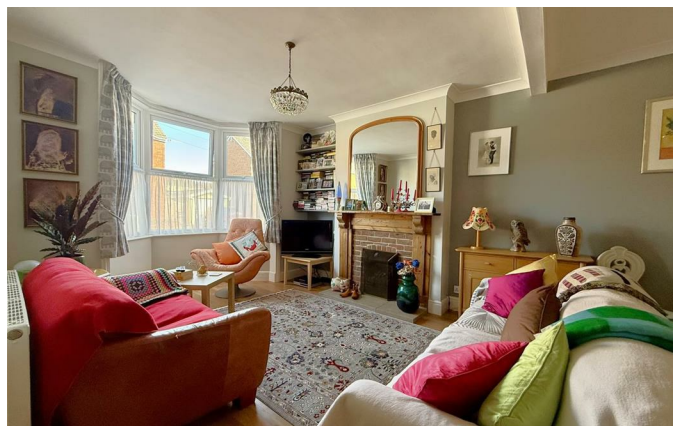
A beautifully presented three bedroom character terrace house, situated within the ever-popular family location of Radipole and within catchment for highly regarded local schools. This spacious home blends character features with modern styling, offering generous living accommodation, a spacious kitchen/breakfast room and a private south westerly facing garden.

- Three bedroom character terrace house
- Catchment for excellent local schools
- Bay windows and character features
- South Westerly Facing Garden
- Popular family location in Radipole
- Spacious open plan living/dining room
- Beautiful bathroom with underfloor heating
- Spacious kitchen/breakfast room with adjoining lean-to/utility

Full Description

Accommodation

The accommodation begins with a welcoming entrance hall providing useful space for coats and shoes, leading through to a spacious open plan living/dining room. A large bay window to the front elevation allows for plenty of natural light, while a focal fireplace creates a cosy and inviting feel to the living area. To the rear of the room is a spacious dining area with access into the kitchen/breakfast room, there is also useful under stairs storage.



A beautifully presented character home in the heart of Radipole, combining generous family living space with charming period features and a sunny south westerly garden.



To the rear of the property is a lovely sized kitchen/breakfast room fitted with an extensive range of units and ample space for a breakfast table, patio doors opening directly onto the garden, creating an ideal space for entertaining and family living. Adjacent to the kitchen is a useful lean-to which provides an excellent utility/storage area with sliding doors opening into the garden, there is scope to extend the kitchen into this area (subject to the necessary consent).

Returning to the living/dining room, stairs rise to the first floor landing. The spacious landing offers access to the following rooms. The principal bedroom is a lovely sized double bedroom and benefits from a character bay window. Bedroom two is also an excellent sized double bedroom with views over the garden. The third bedroom is a single room with a front aspect outlook, ideal as a child's room, nursery or home office. The beautifully appointed bathroom enjoys a stylish finish and features underfloor heating, a roll top bath, large walk-in shower and wash hand basin, while a separate WC adds practicality for family living.



Outside

Externally, the property benefits from side access leading to a private south westerly facing rear garden, enjoying a good degree of sunshine and offering a lovely outdoor space for relaxing and entertaining. There is a patio area abutting the kitchen/breakfast room, the remainder of the garden is laid to lawn with mature shrubs and plantings.



Location

Radipole is a highly sought-after location, ideally situated close to local amenities, supermarkets, doctors' surgery and is within the Radipole Primary and Wey Valley Academy catchment area. Radipole Nature Reserve and newly





renovated gardens, park and café are with-in walking distance with Radipole Park Drive taking you into Weymouth town centre. The Lodmoor Country Park is also just a short stroll away with a path leading to Greenhill beach and gardens. Weymouth Rugby Club is also nearby and a regular bus service serving Weymouth & Dorchester.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council tax band C.

Services: - Gas central heating. Mains electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

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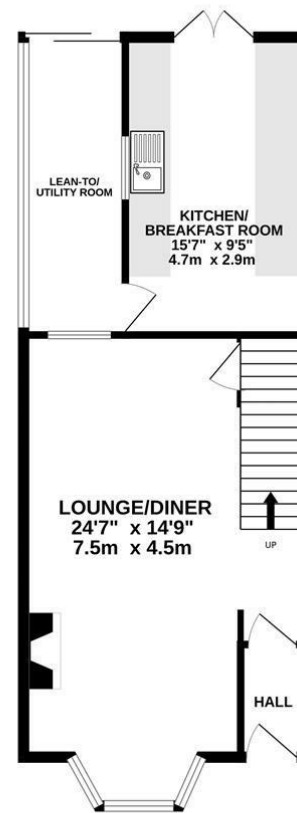
Offering spacious accommodation, stylish interiors and an excellent family-friendly location, this wonderful home is perfectly suited to modern day living.





| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (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
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 1111 sq.ft. (103.2 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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