



Waverley Road

Radipole, Weymouth DT3 5EE

- Spacious Purpose Built Maisonette
 - Light & Airy Lounge
 - Modern Shower Room
 - Electric Storage Heating
 - Garage in Block
- Two Double Bedrooms
 - Fitted Kitchen
 - Double Glazing
- Well Tended Communal Gardens
- Close to the Local Shops & Amenities of Radipole / Lodmoor

Asking Price £170,000 Leasehold - Share of Freehold



SUMMARY OF ACCOMMODATION

FIRST FLOOR

Entrance Hallway

Lounge / Diner

16'9" x 13'1"

Kitchen

7'10" x 10'6"

SECOND FLOOR

Second Floor Landing

Bedroom One

11.10 to wardrobes x 10.4

Bedroom Two

9'0" x 10'4"

Shower Room

6'5" x 5'11"

OUTSIDE

Communal Gardens

Garage (in Block)

Austin Estate Agents are delighted to offer for sale this extremely spacious, purpose-built maisonette situated over two floors, with accommodation including a lounge / diner, fitted kitchen, two double bedrooms and a shower room with double glazing and electric storage heating. Outside of the property there are well tended communal gardens as well as a garage in block for off road parking.

The accommodation on the first floor comprises an entrance hallway with doors leading to the lounge / diner, the kitchen and a storage cupboard. The fitted kitchen features a range of matching eye level and base units with space and plumbing for further kitchen appliances. A double glazed window offers views over the communal gardens. The lounge / diner is spacious with access to a sizeable understairs cupboard and large double-glazed window providing good natural light.

On the second floor, the landing offers additional storage via a large cupboard. The apartment enjoys two light and airy double bedrooms, both with fitted wardrobes. The shower room is fitted with a modern suite

comprising low-level WC, vanity wash hand basin and a corner shower cubicle.

Externally, the property offers communal gardens to both front and rear, which are maintained to a good standard with attractive plants and shrubs. Additionally, there is a garage in a block with an up and over door allocated to the apartment.

The property is located on the Lodmoor / Radipole borders, close by to local shops, supermarkets, doctors' surgery and amenities including bus routes to Dorchester and Weymouth town centres. It is within easy access of the Weymouth relief road.

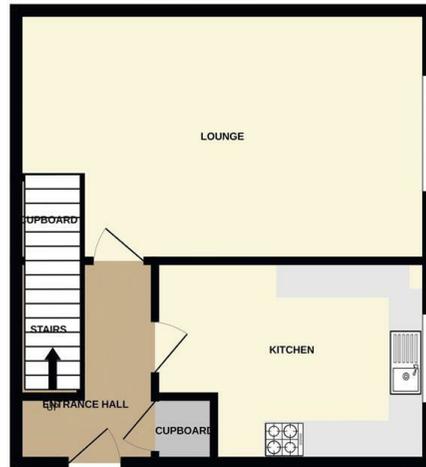
For further information, or to make an appointment to view this spacious maisonette, please contact Austin Estate Agents.

We have been informed that the property comes with share of freehold. The lease is 947 years in length and a service charge of £1,350.00 per annum. Residential lettings, holiday lettings and pets are not permitted.



Local Authority **Dorset Council**
Council Tax Band **B**
EPC Rating **D**

GROUND FLOOR



1ST FLOOR



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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.