

**AUSTIN**  
ESTATE AGENTS



## Kimmeridge Close

Radipole, Weymouth DT3 5RL

- Semi Detached Family Home
- Spacious Lounge & Dining Area
  - Family Bathroom
- Driveway & Garage
- Situated on the Highly Regarded Corfe Estate
- Three Bedrooms
- Fitted Kitchen
- Double Glazing & Gas Central Heating
- Gardens to the Front & Rear
- No Onward Chain

**Asking Price £290,000 Freehold**



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Entrance Hallway

Lounge Area

11'9" plus recess x 12'12"

Dining Area

7'7" x 10'6"

Kitchen

7'5" x 10'7"

### FIRST FLOOR

First Floor Landing

Bedroom One

8'5" x 12'9"

Bedroom Two

8'11" x 8'11"

Bedroom Three

6'2" x 6'11"

Bathroom

6' x 5'10"

### OUTSIDE

Front Garden

Driveway & Garage

Rear Garden

We are delighted to offer for sale, with no onward chain, this three-bedroom semi-detached property with garage, located within the sought-after area of Radipole, Weymouth. The property is well presented and benefits from being freshly decorated and newly fitted carpets throughout the living and bedroom accommodation.

The ground floor comprises an entrance hallway providing access to a generously sized living room featuring a large front-aspect double-glazed window. This space flows naturally into the dining area, which benefits from double-opening French doors allowing an abundance of natural light and direct access to the rear garden. From the dining area, a doorway leads to the fitted kitchen, which is equipped with a range of modern base and eye-level units and space for domestic appliances.

To the first floor, the landing gives access to two double bedrooms, a single bedroom and the family bathroom. The main bedroom benefits from a built-in storage cupboard, while the second double bedroom also offers built-in wardrobes. The third bedroom is ideal

as a guest room or home office and includes a built-in cupboard. The bathroom comprises a panelled bath, pedestal wash hand basin and WC.

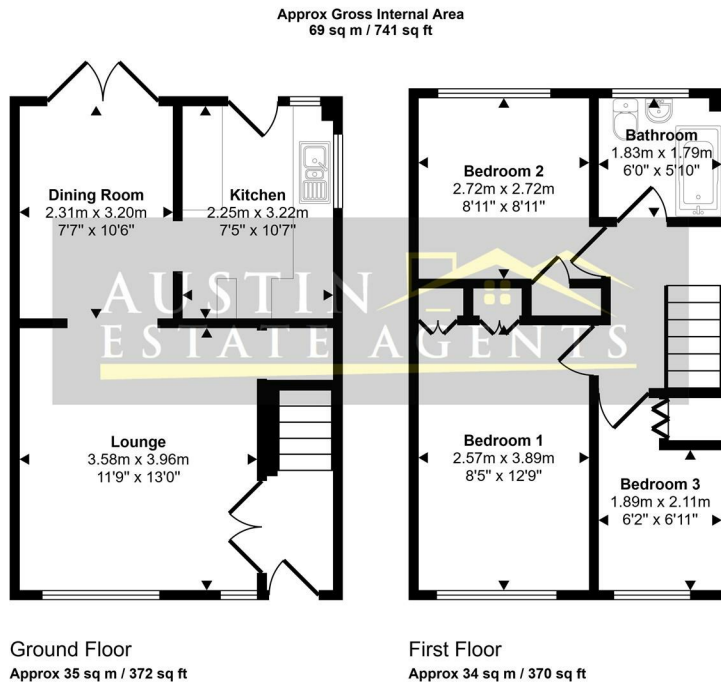
Externally, the semi-detached nature of the property allows for a generous plot width, with vehicle access to the side leading to the garage, which is set back and provides off-road parking for multiple vehicles. The rear garden is initially laid to patio, with the remainder laid to lawn.

The property is situated on the popular Corfe Estate in Radipole, conveniently located close to local shops and amenities, including supermarkets, bus routes to surrounding areas and a well-regarded primary school. The Weymouth Relief Road is also a short drive away.

For further information or to arrange a viewing, please contact Austin Estate Agents.



Local Authority **Dorset Council**  
Council Tax Band **C**  
EPC Rating **C**



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



### Austin Property Office

3 Sirius Business Centre Lynch Lane,  
Weymouth, Dorset, DT4 9DN

### Contact

01305 858470  
info@austinpropertyservices.co.uk  
austinpropertyservices.co.uk

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.