



Instinct Guides You



Radipole Lane, Weymouth £400,000

- Generous Mature Rear Garden
- Garage and Off-Road Parking
- No Onward Chain
- Outlook to Mature Tree Line and Fields
- Three Double Bedrooms
- Separate Utility and Cloakroom
- Detached Family Home
- Nearby Bus Route & Amenities



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



Welcome to Radipole Lane - home to a substantial detached three-bedroom home with a GENEROUS REAR GARDEN, GARAGE and AMPLE PARKING. Enjoying an attractive outlook across a mature tree-lined green, the property also benefits from a cloakroom and SEPERATE UTILITY ROOM.

Set in popular Southill, a range of amenities and a local pub are just a short walk away, with excellent access in and out of Weymouth.

A wide front driveway spans half the frontage, providing generous parking and access to the garage beside the porch.

Inside, the porch opens to a contemporary cloakroom with WC and basin. The spacious L-shaped lounge/diner offers ample room for furnishings, with a traditional serving hatch to the kitchen and sliding doors to a bright conservatory overlooking the mature garden - a flexible space ideal for relaxing or entertaining, with direct access to the patio.

To the rear, the modern fitted kitchen provides excellent preparation space and plentiful storage, flowing into the separate utility room with appliance space and an integrated cupboard. From here, one door leads into the powered garage with up-and-over door, and the other out to the garden.

Upstairs, bedroom two offers comfortable space for a double bed and enjoys pleasant views over the fields opposite. Bedroom one shares the same outlook and is notably larger, positioned opposite the family bathroom. Bedroom three benefits from an L-shaped layout, allowing for additional floorspace and proportions that can accommodate a double. A storage cupboard completes the first floor.

Outside, the rear garden is beautifully presented and impressively sized, with a central stone pathway dividing attractive shrubs and established greenery.

Porch

Living Room/Diner 21'11" max x 16'7" max (6.70m max x 5.08m max)

Kitchen 11'10" x 8'4" (3.61m x 2.56m)

Conservatory 10'5" max x 10'2" max (3.20m max x 3.10 max)

Toilet & Basin

Cloakroom

Utility Room 7'8" max x 5'11" max (2.36m max x 1.82m max)

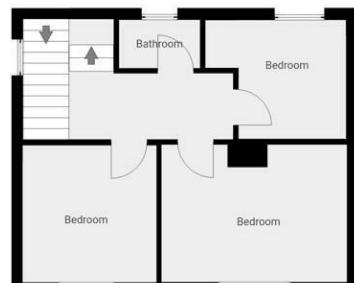
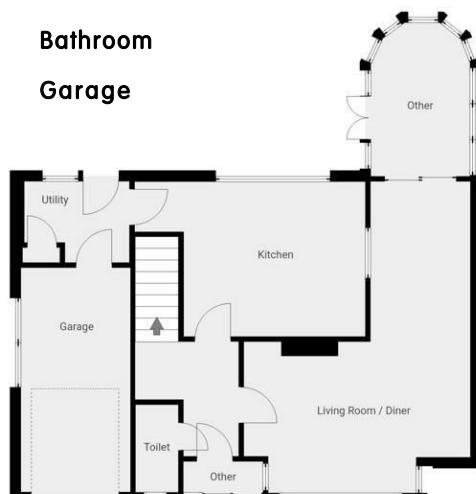
Bedroom One 13'8" max x 10'1" max (4.17m max x 3.09m max)

Bedroom Two 10'1" x 9'10" (3.08m x 3.01m)

Bedroom Three 10'4" max x 8'9" max (3.16m max x 2.67m max)

Bathroom

Garage



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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	