



## Spa Avenue Radipole, Weymouth DT3 5EJ

- Semi-Detached Bungalow
- Regular Bus Service to Dorchester & Weymouth
  - Off Road Parking
  - No Onward Chain
- Close to Shops & Supermarkets
  - Two Double Bedrooms
  - Gardens to the Front & Rear
  - EPC: D - Council Tax: B

Offers Over £250,000 Freehold



## SUMMARY OF ACCOMMODATION

### Entrance Porch

6'9" x 4'6"

### Reception Hall

7'7" x 14'5" max

### Living-Dining Room

12'8" x 11'2"

### Bedroom One

12'8" x 11'7"

### Bedroom Two

11'2" x 10'2"

### Kitchen

12'0" x 8'2"

### Wet Room

5'10" x 7'11"

### OUTSIDE

#### Front Garden & Driveway

#### Rear Garden

Offered to the market with no onward chain, this semi-detached bungalow is conveniently located in Radipole and provides well-proportioned accommodation throughout. The layout includes a living/dining room, fitted kitchen, two double bedrooms and a wet room, with the added benefit of a particularly wide hallway that could also be used as a study or home office area.

Situated within a cul-de-sac, the property is ideally positioned for buyers seeking nearby amenities. Off-road parking is provided via a driveway to the front, and a regular bus service at the end of the road offers easy access to Weymouth town centre and the market town of Dorchester, including stops at the County Hospital.

The entrance porch provides space for coats and outdoor wear and opens into the hallway. The living/dining room is located to the front of the bungalow and benefits from a large window allowing plenty of natural light. The kitchen is fitted with a range of eye- and knee-level units, built-in oven with hob and extractor, and enjoys two rear-aspect windows along with a double-glazed door opening onto the garden.

The main bedroom is a generous double overlooking the rear garden, while the second bedroom is also a full double or twin room with a front-aspect window. The bathroom has been converted into a wet room with a rear window. The property features wood-effect vinyl flooring in the hallway and kitchen, with carpets in the bedrooms and living/dining room.

Externally, the front provides a driveway with gravelled areas and planting. A pathway leads around the side of the property to the low-maintenance rear patio garden. The bungalow is offered with vacant possession and no onward chain.

For further information, please contact the team at Austin Estate Agents.



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



Floorplan

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.

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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.

