



Spa Avenue | Radipole | Weymouth | DT3 5EJ

Offers Over £195,000

BEAUMONT  JONES

**Spa Avenue | Radipole
Weymouth | DT3 5EJ
Offers Over £195,000**

Offered with no onward chain, we are delighted to offer a well-presented two double bedroom end-of-terrace bungalow located within a cul-de-sac in the popular location of Radipole. The property boasts off road parking for one car, Southerly facing low maintenance rear garden, modern kitchen opening into a conservatory/dining room and a modern bathroom suite. This level bungalow is well-positioned close to local amenities and a bus service serving Weymouth & Dorchester.

- Two Double Bedroom End-of-Terrace Bungalow
- Southerly Facing Low Maintenance Rear Garden
- Cul-de-Sac Within Radipole
- Modern Kitchen & Bathroom
- Well-Presented Throughout
- Off Road Parking For One Car
- Well-Positioned Close to Local Amenities & Bus Service To Weymouth & Dorchester
- No Onward Chain

Full Description

Entrance into this well-presented bungalow is via a side aspect double glazed door leading into the hallway with loft access via a hatch and doors lead through to the principle rooms. The spacious living room has plenty of space for furniture, side aspect double glazed window, feature glass block internal window to allow natural light to flood the room. An opening leads through to the modern fitted kitchen comprising eye and base level units with work surfaces over, space for a gas Range cooker with a



This well-positioned bungalow is located within a cul-de-sac in Radipole offered with no onward Chain.



fitted extractor hood over, space and plumbing for a washing machine, space for a fridge/freezer, space for an under counter fridge or freezer, kitchen cupboard houses the gas combination boiler, dual aspect double glazed windows and an opening leads through to the conservatory/dining area. This is the perfect area to have a table and chairs or to even use as garden room offering dual aspect double glazed windows, built-in storage and a rear aspect double glazed door leads out onto the Southerly facing rear garden.

The master bedroom is a generous sized double with a front aspect double glazed window. Bedroom two is a small double with a front aspect double glazed window. The modern bathroom has a suite comprising a panel enclosed bath with a mixer shower system over, vanity wash hand basin with a combined WC and concealed cistern, wall mounted towel rail heater, tiled walls and flooring.

Outside boasts a Southerly facing fence enclosed garden laid to decking for easy maintenance and gated side access. There is a small driveway to the front of the property providing off road parking for one car.

The property sits on a level plot within the popular location of Lodmoor/Radipole which is ideally situated moments away from supermarkets, local amenities, doctor's surgery and a regular bus service to Weymouth & Dorchester.



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

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

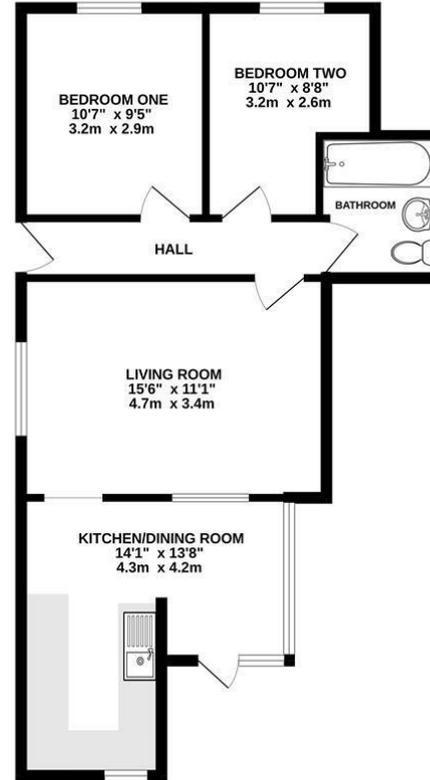
Enclosed Southerly facing low maintenance rear garden and off road parking for one car.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

We value more than your property

GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA: 593 sq.ft. (55.1 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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