Instinct Guides You









Radipole Lane, Weymouth, Dorset DT4 0TG
Offers in excess of £280,000

Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

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

The Property Ombudsman

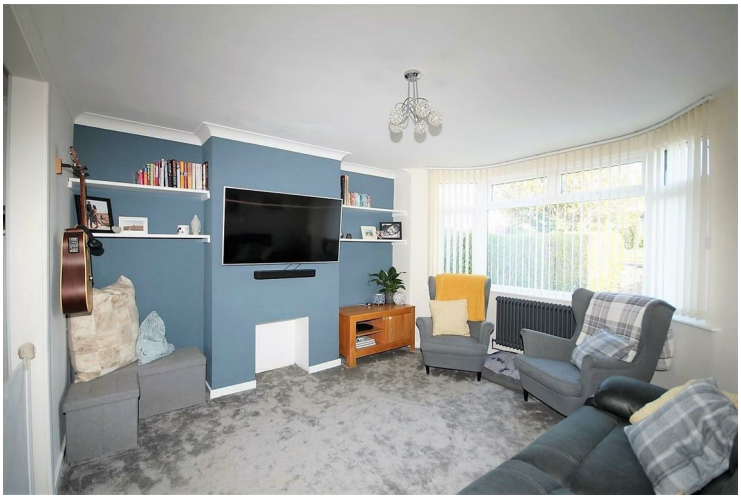
A BEAUTIFULLY PRESENTED, EXTENDED three bedroom TWO RECEPTION ROOM semi detached house ENJOYING FAR REACHING VIEWS of open COUNTRYSIDE situated in Southill. This recently MODERNISED family home is located on Radipole Lane being within close proximity to many local amenities including a variety of shops, public house and popular school. The accommodation in brief comprises entrance hallway, a light and airy lounge with bay window, dining room with access to the garden, newly fitted integrated kitchen and utility room. To the first floor are three bedrooms and bathroom. Outside there are front and rear gardens, the rear being arranged to benefit the sun with artificial lawn and block paved frontage offering ample off road parking.

Double Glazed Door Into:-

Hallway
Stairs to first floor. Vertical Victorian style radiator. Wood style flooring. Under stairs storage cupboard. Doors to:-



Lounge 13'6 x 12'8 (4.11m x 3.86m)
Front aspect double glazed bay window. Victorian style radiator. Coved ceiling.



Dining Room 11'5 x 10'9 (3.48m x 3.28m)
Down lighting. Wood style flooring. Chimney breast feature. Vertical radiator. Double glazed door to garden. Open plan access into kitchen.



Kitchen 12'2 x 8'6 (3.71m x 2.59m)
Newly fitted fitted shaker style kitchen comprising grey wall and base units with oak work surfaces over. Inset one and a half bowl sink unit with extendable hose mixer tap over. Inset induction hob with extractor hood over. Built in double oven. Integrated fridge freezer and dishwasher. Down lighting. Rear aspect double glazed window. Full height vertical radiator.



Utility Room 7'6 x 7'4 (2.29m x 2.24m)
Storage units with oak work surfaces over. Space for washing machine and tumble dryer. Wall mounted boiler. Side aspect double glazed window.

First Floor Landing
Side aspect double glazed window. Loft access. Doors to:-

Bedroom One 13'6 x 12'8 (4.11m x 3.86m)
Front aspect double glazed bay window. Victorian style radiator.

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition or suitability of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.



Bedroom Two 11'5 x 10'9 (3.48m x 3.28m)

Rear aspect double glazed window enjoying beautiful open views over surrounding countryside. Radiator.



Bedroom Three 8'6 x 7'5 (2.59m x 2.26m)

Rear aspect double glazed window enjoying beautiful open views over surrounding countryside. Radiator. Picture rail.



Bathroom

Comprising paneled bath with shower over. Pedestal wash hand basin. Close coupled wc. Heated towel rail. Full height tiling to all walls. Front aspect double glazed window.



Front Garden

All laid to block paving providing ample off road parking.

Rear Garden

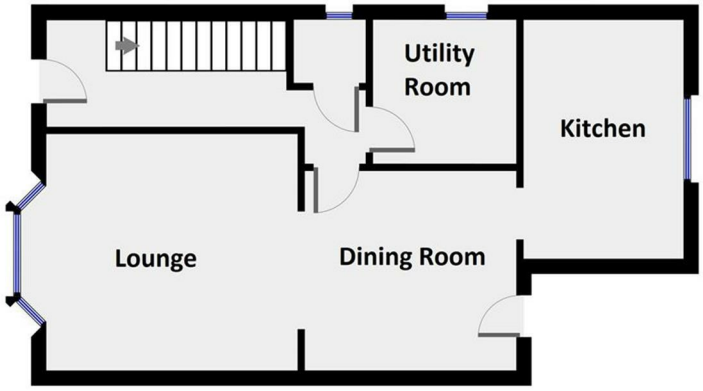
Large decked patio area leading to artificial lawned garden with additional paved seating area. Garden all enclosed by fencing and backs onto fields. Gated access to front of property.

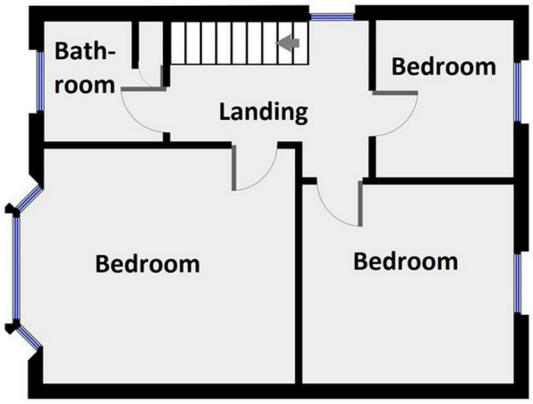


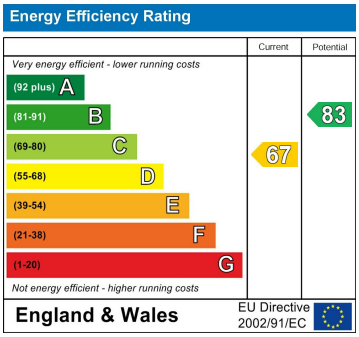
Agents Note

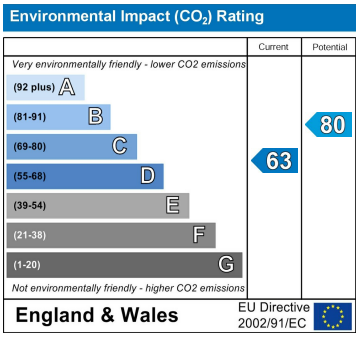
Please note under the Estate Agents Act 1979, the vendor is involved in estate agency.

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