



Instinct Guides You



## Mount Pleasant Ave South, Radipole, Weymouth £600,000

- Westerly Private Garden
- Coppice Backdrop
- Main Cycle Route
- Ground Floor En-suite Bedroom
- Dining Room
- Kitchen with Lounge area
- Planning for Attic Conversion
- Garden Fire, Sauna, Hot & Cold Tub
- Welcoming Hallway
- Wood Burner in Lounge



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A perfect family home with lovely gardens in a little known corner of Radipole  
On approach a flower border fronts your home in front of the bounded walled garden cultivated as a vegetable patch  
A brick arch outlines the attractive entrance with bespoke doors to the tiled porch. The main door entrance, a multi bevelled glass panelled door welcoming you through to the wooden entrance hall with attractive half turn staircase leading your eye to the leaded glass mid height window.  
The sitting room fronts with a large bay competing for your eye with the fireplace & wood burner with shelving either side  
The Dining room, a good size leads to the Summer Lounge or the alternative use as the 4th Bedroom. This room allows the interchange with the walled, foldaway bed. Full glass side door & bi-folding doors open to the adjoining patios; the en-suite is well appointed & with window  
The kitchen sitting room is shaker in style with peninsula dividing the kitchen & sitting area. White goods included. Kitchen has room for a little seating area & the sitting area with large patio door invites you to begin your outside enjoyment  
The landing, as with the hallway enjoy the prominent leaded window with afternoon sun streaming in  
Bedrooms one and two are large, Hardy Monument views from one, sea glimpses from two. The third bedroom just about qualifies for double bedroom status  
The bathroom; leaded windows, one with themed stained glass, allows light to dominate in this four piece suited family bathroom  
Attic, wood lined, with planning to complete the home to further capitalise on far reaching countryside & sea views  
Westerly garden, secluded & abound with planting & trees. Initial patio with outside fireplace shout for alfresco evenings. Central lawn & canopy area with brick built Pizza Oven vie for attention with cold,hot tub, hot shower, sunken fire pit, sauna joining in.  
Access to cycle lane leading to town or Dorchester.  
Ideally placed for supermarkets, pub, buses, cycle route etc

Room Dimensions

- Entrance Porch
- Hallway
- Airing cupboard. Tall cupboard and understairs.
- Sitting Room 13'11" + bay x 12'0" max (4.26 + bay x 3.66 max)
- Dining Room 16'0" x 9'2" (4.9 x 2.81)
- Kitchen Breakfast/ Sitting 20'8" x 12'1" max (6.32 x 3.69 max)
- Ground Floor Bedroom Four/ Summer Lounge 20'8" > 15'11" x 9'8" (6.31 > 4.87 x 2.97)
- En-Suite
- Landing
- Bedroom One 14'0" x 12'0" max (4.27 x 3.66 max)
- Bedroom Two 12'11" x 12'0" (3.96 x 3.66)
- Bedroom Three 9'1" x 9'0" (2.79 x 2.75)
- Parking and Garage 19'6" x 9'3" (5.96 x 2.82)
- Family Bathroom
- Attic
- Notes
- Elecric Sauna
- Cold'Plunge Pool, Guttering fed
- Mains Fed hot tub with wood burner as well
- Outside hot and cold Sink
- Outside hot shower

Declaration

The owner of this property is an estate agent, pursuant to the Estate Agent Act 1979 we so declare.



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

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition 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.