



AUSTIN  
ESTATE AGENTS



## Kimmeridge Close

Radipole

Weymouth

Dorset

DT3 5RL

**Offers Over £315,000**

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### SUMMARY

- Semi Detached Family Home
- Three Bedrooms
- Light & Airy Lounge
- Contemporary Kitchen / Diner
- Conservatory
- Modern Family Bathroom
- Double Glazing & Gas Central Heating
- Front Driveway & Detached Garage
- Rear Garden backing onto Woodland
- Approved Planning for Ground Floor Extension.







## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

#### Entrance Hallway

Lounge 11' 10" x 12' 10" (3.61m x 3.92m)

Kitchen / Diner 15' 0" x 10' 5" (4.57m x 3.17m)

Conservatory 7' 7" x 10' 2" (2.32m x 3.11m)

### FIRST FLOOR

#### First Floor Landing

Bedroom One 8' 7" x 13' 0" (2.61m x 3.96m)

Bedroom Two 8' 10" x 8' 10" (2.70m x 2.70m)

Bedroom Three 6' 1" x 6' 9" (1.86m x 2.05m)

Bathroom 5' 9" x 6' 0" (1.76m x 1.82m)

### OUTSIDE

#### Front Driveway

#### Garage

#### Rear Garden

## THE PROPERTY

We are delighted to offer for sale this family home, situated on the highly popular Corfe estate, which is presented in excellent condition. The property enjoys a spacious lounge, contemporary fitted kitchen / diner, conservatory, three bedrooms and a modern family bathroom with double glazing and gas central heating throughout. Outside the property benefits from an independent driveway, garage and rear garden backing onto a wooded area.

On the ground floor, the entrance door gives access into the reception hallway with stairs ascending to the first floor and a door to the lounge. The front aspect lounge features a large double glazed window providing excellent natural light and a useful, built in, storage cupboard. Double opening glazed doors to the rear naturally flow through to the kitchen / diner.

The kitchen area is tastefully fitted with a contemporary range of matching full length, eye level and base units and island area, further enhanced by integral kitchen appliances including double oven, microwave, coffee machine, gas hob and stainless steel extractor canopy with space and plumbing for a washing machine. In the dining area is ample space for a family dining table. A double glazed window to the side and double glazed patio doors provide good natural light. The patio doors overlook and lead into the conservatory, which has double glazed windows to the rear and side aspects with a pleasant view of the rear garden.

The first floor landing is spacious with a side aspect double glazed window and doors to all first floor rooms. Bedrooms one and three are both bright, front aspect rooms with bedroom two enjoying rear garden and woodland views. The modern family bathroom comprises a low-level WC, pedestal wash hand basin, 'p' shaped panelled bath with mains shower over and fitted glass screen. Complimentary tiling and natural light from an opaque double glazed window adds to the room's appeal.







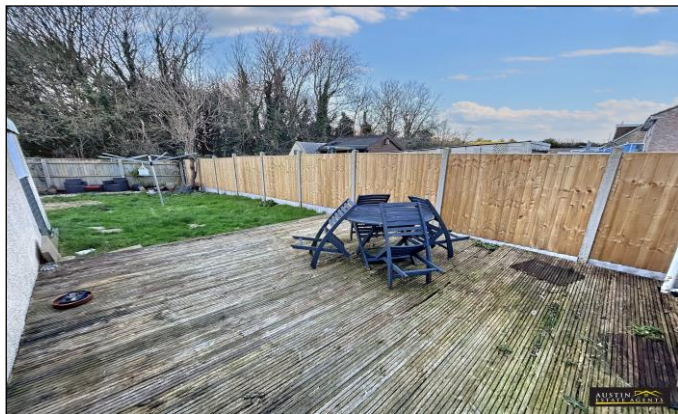
## The Property Cont'd/ . . .

Externally, an independent driveway to the front and side of the property provides off-road parking, which runs the length of the property. Double wooden gates give access to a garage with traditional up and over door. The rear garden offers a decked area, adjacent to the property, with the remainder predominately laid to lawn with raised flowerbeds. Another attractive feature of this family home is the outlook of a wooded area at the end of the garden.

The property is situated on Kimmeridge Close, a favoured location within the popular Corfe estate, in the sought-after location of Radipole. It is close by to local shops and amenities including supermarkets, well regarded schools and bus routes to surrounding areas. Weymouth relief road is a short car journey away.

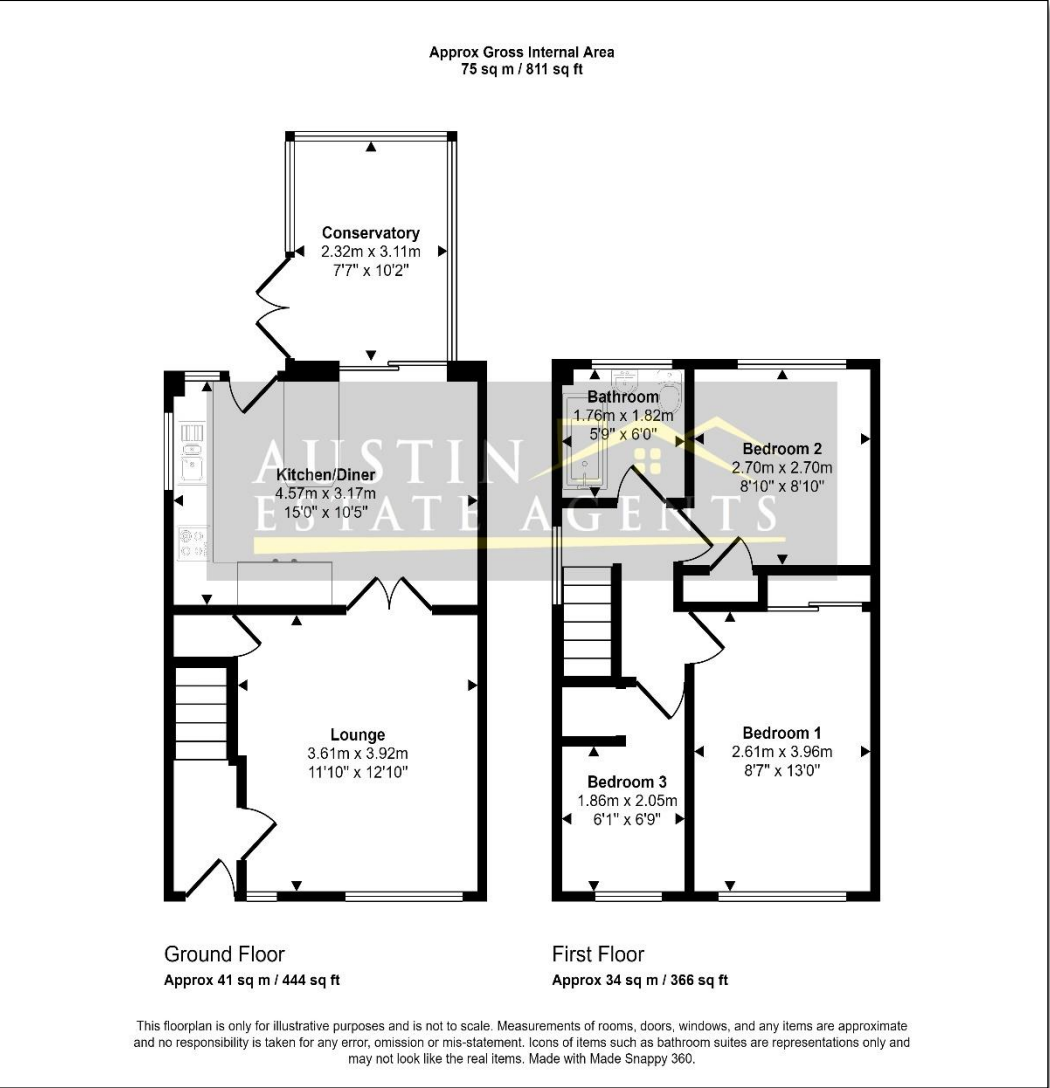
For more information on this family home, or to make an appointment to view, please contact Austin Estate Agents.

The vendors inform us that they have approved planning permission for a substantial ground floor extension, with accommodation including an additional lounge, bedroom, office and bathroom.

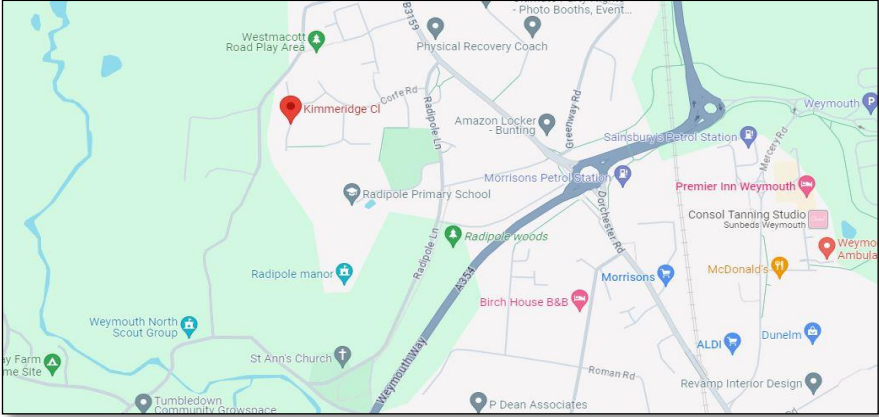




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: C      TENURE: Freehold

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**MONEY LAUNDERING REGULATIONS 2003**  
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.