Westmacott Road

Radipole, Weymouth DT3 5FD

- Modern Family Home
- Lounge / Diner
- Family Bathroom & Ground Floor Cloakroom
- Attractive Rear Garden
- Sought After Redlands Location
- Three Bedrooms
- Modern Fitted Kitchen / Breakfast Room
- Double Glazing & Gas Central Heating
- Parking Space
- No Onward Chain

Guide Price £300,000 Freehold

SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge / Diner
10'2" x 16'7"

Kitchen / Breakfast Room
12'4" max x 11'11" max

WC
4'10" x 4'

FIRST FLOOR

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three
6'9" x 6'6"

Bathroom
5'8" x 6'6"

OUTSIDE

Allocated Parking Space

Rear Garden

We are delighted to present to the market this well presented terraced property, boasting three bedrooms, modern fitted kitchen / breakfast room, lounge / diner, ground floor cloakroom and family bathroom and further benefits from double glazing and gas central heating. Outside, the property further benefits a private allocated parking space as well as an attractive rear garden.

On the ground floor, an entrance door gives access to a reception hallway with a wood twist staircase ascending to the first floor, with doors to the ground floor cloakroom, kitchen / breakfast room, lounge / diner. The kitchen / breakfast room, which is situated to the rear of the property, is tastefully fitted with a modern range of matching eye level and base units, with integrated four ring gas hob, double electric oven and stainless steel extractor canopy with space for additional kitchen appliances. A double glazed window overlooks the rear garden and a door gives access. Completing the accommodation is the cloakroom with WC and wash hand basin.

The first floor offers a stylish landing hosting doors to the three bedrooms and family bathroom. Bedrooms one and two are both well-proportioned bedrooms, situated to the front of the property with built in wardrobes. The third bedroom would make an excellent guest room. The family bathroom has a modern suite comprising low-level WC, pedestal wash hand basin and panelled bath with shower over and contemporary tiling to the walls. A double glazed window to the rear aspect gives natural light.

Externally, to the front, there is an allocated parking space opposite the property. The easily maintained rear garden offers an attractive patio area adjacent the property which naturally flows into a lawned area with planting to borders and an additional hardstanding area giving another seating area in which to enjoy the garden.

Situated within a modern residential cul-de-sac on Westmacott Road, this property enjoys a peaceful setting with the added benefit of being adjacent to a children's play park — ideal for families or those seeking a quiet, community-focused environment.

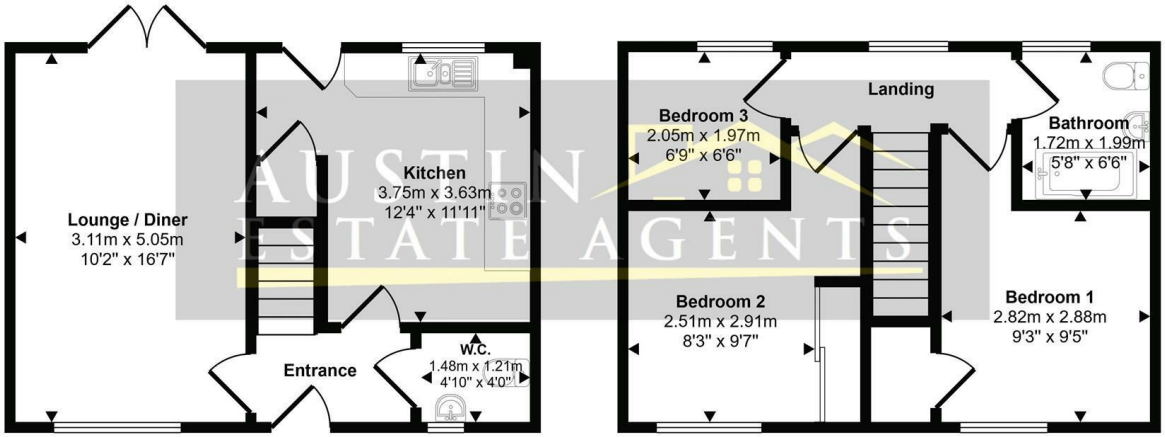
A local mini-convenience store is within easy walking distance for everyday essentials, while a wider range of shops, supermarkets and amenities can be found nearby in the centre of Weymouth.

The town's award-winning sandy beach, picturesque harbour and marina are all easily accessible, offering an excellent choice of cafés, restaurants and leisure facilities. The area also provides convenient road links via the A354 to Dorchester and beyond, making it well placed for both local living and commuting.

Combining a tucked-away residential feel with excellent nearby amenities, this location is particularly well suited to families, first-time buyers and those looking to enjoy the coastal lifestyle.

Local Authority **Dorset Council**
Council Tax Band **C**
EPC Rating **C**

Approx Gross Internal Area
70 sq m / 758 sq ft



Ground Floor
Approx 35 sq m / 377 sq ft

First Floor
Approx 35 sq m / 381 sq ft

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.