



Teeling Road
Weymouth

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Located in the sought after area of Radipole, is this modern and beautifully presented, detached bungalow. Offering spacious accommodation throughout and benefiting from modern upgrades including a kitchen, living room, two bedrooms and a modern bathroom. This lovely property receives an abundance of natural light throughout and is complemented by storage spaces, a water softer and water filter system, underfloor heating and a conservatory that opens up on the south westerly facing garden. Externally, to the front of this lovely home is a newly laid resin driveway leading up to a single garage, and a side entrance to the front door. In addition to the garage, the generous driveway provides a space for off road parking. EPC Rating D.

Teeling is a quiet cul-de-sac set in the peaceful Radipole area of Weymouth. It offers easy access to local conveniences including the nearby rugby club, Sainsbury's supermarket, a local butchers, hair salon, and other everyday shops. The area also benefits from Radipole Park & Gardens with play areas and sports facilities, as well as the Radipole Lake Nature Reserve, perfect for walks and wildlife spotting. Schools and further town amenities are all within a short distance, making this a well-connected and desirable location. Weymouth is situated along the Jurassic Coast. Known for its scenic coastal views and nearby countryside walks, it offers a mix of sandy beaches and rugged cliffs, making it a favoured spot for both visitors and locals. Preston is just a short distance from the Lodmoor Nature Reserve and offers a number of amenities, including a pharmacy, the Chalbury Food and Wine store, two public houses, a local church, a primary school, a well-used village hall and a doctors' surgery.



On arrival, you are greeted by a variety of mature plants and shrubs set within raised beds that frame the path leading to the front door, which opens into a useful porch. A further door guides you into the well-presented hallway, providing access to all main rooms and setting the tone with modern décor and engineered wood, herringbone-effect flooring that continues through to the living room and conservatory.

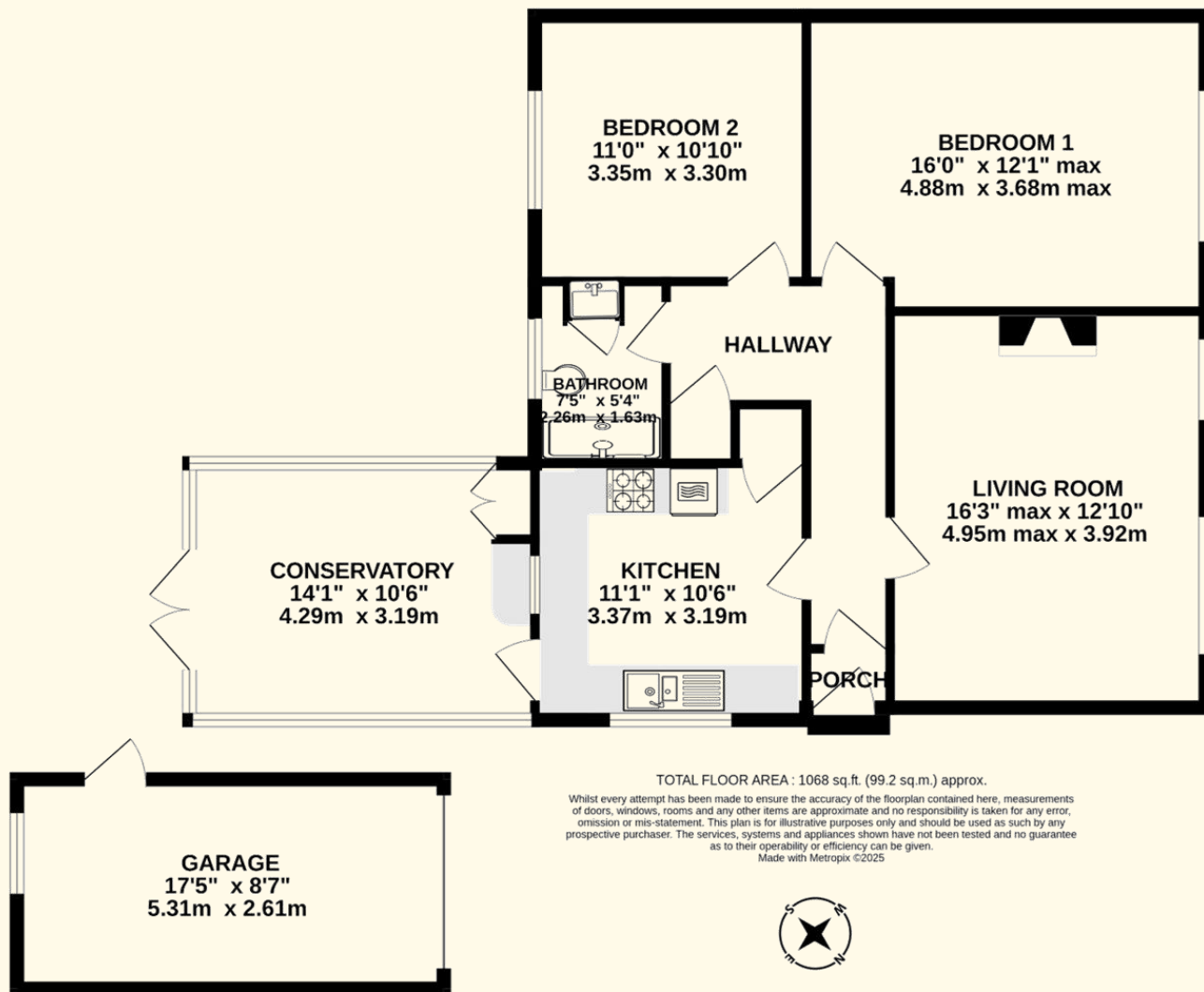
The living room offers a peaceful retreat, featuring a log burner and tasteful design. Adjacent is the newly fitted and well-equipped kitchen, fitted with a contemporary range of wall and base units with under-counter lighting, integrated appliances, including an oven, gas hob, wine fridge, and fridge/freezer and benefits from a pantry and water filter. It is finished with wood work surfaces and matching upstands. Another door leads into the conservatory, which offers space for additional appliances and makes an excellent area for dining and entertaining.

Both bedrooms are doubles and enjoy modern décor and carpeting. TV points and USB sockets are fitted, and both rooms offer plenty of space for bedroom furniture and are filled with natural light. The modern and stylish bathroom is fully tiled and comprises a digitally controlled shower, WC, and floating wash-hand basin above vanity storage with under-lighting, all complemented by digitally controlled underfloor heating, a towel rail, a de-mist illuminated mirror, and modern spotlights.

Externally, the property enjoys a south-westerly-facing garden. Patio abuts the home, providing an ideal, low-maintenance space for outdoor furniture and alfresco dining, complemented by electrical points for outdoor lighting. The swimming pool is heated by an air-source heat pump and electronically controlled via Wi-Fi, a system that is conveniently stored within the shed. The adjoining patio also leads to the side of the property where a door offers access to the garage.

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

GROUND FLOOR 1068 sq.ft. (99.2 sq.m.) approx.



Broadband and Mobile Service:

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit
<https://checker.ofcom.org.uk>

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Services:

Mains electricity, water and drainage are connected.
Gas fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Council tax band is D

Stamp duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax-#!/intro>