



5 Bingleaves Road, Rodwell, Weymouth, Dorset

A substantial and very attractive bay fronted semi detached period house delightfully situated in a highly sought after road at Rodwell.

Guide Price

£695,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

5 Bincleaves Road Rodwell, Weymouth, Dorset, DT4 8RL

- Substantial period semi detached house in highly sought after location at Rodwell
 - Close to Castle Cove beach and sailing club, Hope Square and picturesque old harbour
 - 3 reception rooms together with impressive extended kitchen/breakfast room
 - 6 double bedrooms with en-suite and family bathroom
 - Host of original period features
 - Enclosed gardens
 - Off road parking
 - Sea views over Weymouth Bay

Viewing strictly by appointment
Symonds & Sampson
01305 251154





The Property

An attractive and substantial bay fronted period semi detached house enviably situated in a highly sought after road at Rodwell with far reaching views to Weymouth Bay.

This highly impressive family home offers a host of character features including high ceilings, ornate fireplaces, coving and bay windows which all blend in with a range of modern conveniences.

The accommodation is substantial and subject to enlargement with the creation of an impressive kitchen/breakfast room and arranged over 3 floors.

On the ground floor, an entrance porch with original tiled floor leads into a reception hallway with stripped pine flooring and stairs to the first floor. There are 3 reception rooms, 2 of which have fireplaces (open fireplace in sitting room) and bay windows. At the rear is a delightful extended kitchen with feature vaulted ceiling, fitted with an attractive range of wall and floor cupboards with quartz worksurfaces, built in double electric oven, four ring gas hob and integrated fridge/freezer. Tiled floorings run throughout

leading into a utility room with Vaillant gas fired boiler and door into a modern fitted shower room.

On the first floor, stairs rise to the second floor together with door to the family bathroom. There are three spacious double bedrooms with two bedrooms having bay windows creating an abundance of natural light. The main bedroom enjoys the benefit of an en-suite shower room. On the second floor are a further 3 double bedrooms with far reaching views to the side across to Weymouth Bay.

Outside

Outside, lawned gardens extend to the front, side and rear of the house, stocked with abundance of shrubs and plants. To the side is a large paved patio extending around to the rear. Vehicular access is gained from the rear via Netherton Road with timber gates leading to hardstanding with summerhouse/workshop with power and light.

Situation

The property enjoys a quiet and peaceful position within a highly sought after road in Rodwell, which is well situated to take advantage of the stunning World Heritage Coastline with its beaches, coastal walks and water sport facilities.

Within just a short walk is Newtons Cove and beach, the historic Nothe Fort and picturesque gardens, both of which provide delightful far reaching views across Weymouth Bay and Portland harbour.

Weymouth town centre along with Hope Square and the attractive and picturesque old harbour are all within walking distance (within 1 mile) and provide a wide range of shopping outlets, eateries as well as the opportunity to enjoy the stunning Georgian esplanade and sandy beach.

There are a range of local amenities nearby on the Buxton Road which includes a Co-op Store, Take-Away and Chemist. Sandsfoot beach is also nearby, accessed from Old Castle Road where there is sailing academy and delightful walks along the Rodwell Trail.

The property falls within the catchment area of the well regarded Holy Trinity Primary School and the All Saints Secondary School.

Services

Mains gas, electric, water and drainage.
Gas fired central heating system.

Broadband- Ultrafast broadband is available
 Mobile phone coverage- Network coverage is reported to be excellent both indoors and out
 (Information from <https://www.ofcom.org.uk>)

Local Authority
 Dorset Council Tel: - 01305 250101

Council Tax Band: E
 EPC: D

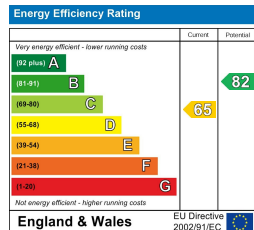
Tenure
 Freehold

Directions
 From Poundbury take the A354 signposted to Weymouth. At the first roundabout take the 2nd exit signed to Weymouth, continue for about 2 miles and at the 2nd roundabout take the 2nd exit signed town centre. Once over the roundabout keep in the middle lane and proceed over the Manor Roundabout (2nd exit) signposted to town centre and Portland. At the next roundabout proceed straight over taking the first exit, continue along this road and at the traffic lights proceed straight over onto Westwey Road. At the harbour junction keep in the middle lane and proceed straight over onto Boot Hill continue up the hill and through two sets of traffic lights which lead onto Rodwell Road. Continue to the brow of the hill and then take the left hand turning into Bincleaves Road. What3words ///tests.food.spits

Bincleaves Road, Weymouth

Approximate Area = 2622 sq ft / 243.6 sq m
 Outbuilding = 140 sq ft / 13 sq m
 Total = 2762 sq ft / 256.6 sq m

For identification only - Not to scale



Poundbury/ DW/02.05.2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1118955



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