



Bincleaves Road | | Weymouth | DT4 8RS

**Offers Over £225,000**

BEAUMONT  JONES

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Offers Over £225,000**

We are delighted to offer this two bedroom, top floor apartment with distant sea and coastal views in the desirable Bincleaves Road, Weymouth. Accommodation includes a spacious kitchen/dinner, sitting room, two bedrooms and modern bathroom. There is also allocated off-road parking.

- Allocated Off-Road Parking
- Sought After Tree Lined Residential Road
- Spacious L-shaped Open-Planned Kitchen/Dining/Sitting Room
- Two Bedroom Top Floor Apartment
- Moments from the Sea & Close to Weymouth Harbour
- Distant Sea & Coastal Views

**Full Description**

This top floor two-bedroom apartment is located in one of Weymouth's most sought-after tree-lined road. This would make an ideal retreat as a second home or holiday let investment. Entrance to the apartment is to the rear of the block with stairs rising to the third floor. The front door opens into a welcoming light hallway with access into all rooms. The L-shaped open-plan living area includes a good size sitting room with bay window and attractive views. The kitchen/diner is a lovely size with plenty of space for a table, the modern kitchen with plenty of worktop space also includes built-in appliances; gas hob, oven, fridge, separate freezer and washer/dryer. The master bedroom is a lovely size with plenty of space for furniture. There are lovely open distant sea and coastal views towards



Located within a prestigious road in Rodwell.



Weymouth Beach and beyond from this bedroom. Bedroom two is currently configured as a twin bedroom. The modern bathroom offers a generous sized walk-in shower, concealed cistern WC, wash hand basin with stylish vanity unit.

Outside to the front of the property is a pretty rockery garden with pathways leading to the communal entrances. To the rear of the property is allocated off-road parking (accessed via Netherton Road) with attractive tree and shrub borders. There is a bin store and bicycle store. At the end of Bincleaves Road is access to the South-West Coast path with glorious views over the sea and access to Newtons Cove and the Nothe Gardens.

Location Located in Rodwell, on the outskirts of Weymouth town centre, Bincleaves Road is one of Weymouth's sought after tree-lined roads. Within close proximity to local amenities, excellent travel links including bus routes and Weymouth train station (direct links to London, Waterloo), Weymouth harbour and coastal walks. Weymouth's award winning beach and town centre is a casual walk away and there is a good range of high street names and quirky boutiques in the adjacent lanes as well as pubs, restaurants and cafes. For a quieter retreat Sandsfoot Gardens and beach can be found nearby along with the popular Rodwell Trail offering coastal walks and a cycle path.

Rating Authority: - Dorset (Weymouth & Portland) Council.  
Currently on Business Rate, previously council tax band C.  
Services: - Gas central heating. Mains electric & drainage.

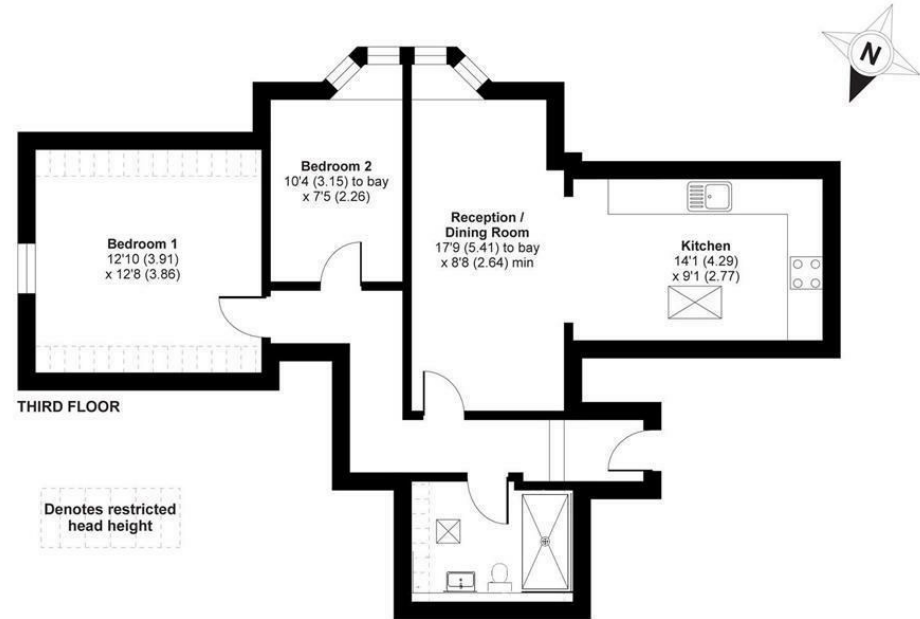
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient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

## Bincleaves Road, Weymouth, DT4

APPROX. GROSS INTERNAL FLOOR AREA 664 SQ FT 61.7 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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*We value more than your property*