



Old Castle Road | | Weymouth | DT4 8QE

**Guide Price £440,000**

BEAUMONT  JONES

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We are delighted to bring to the market this three double bedroom end of terrace townhouse on the sought-after Old Castle Road. Offering sea glimpses from the sitting room and master bedroom, there is also off-road parking, rear and communal gardens, master en-suite, downstairs cloakroom and kitchen

- Private Communal Slipway and Access to Castle Cove Beach
- Private Parking to the Side of the House
- Sea Glimpses from the First Floor Sitting Room & Master Bedroom
- Sea Glimpses towards Portland Harbour
- Sought after Coastal Location close to Weymouth
- Three Double Bedroom End of Terrace Townhouse

**Full Description**

This well-presented coastal townhouse with sea views, is located within walking distance of Weymouth's harbour and town. Located on Old Castle Road, a no through road, this house would make an ideal permanent or second home/holiday let. Entrance to the property is via the front door opening into a welcoming entrance hallway with stairs to the first floor and access into the kitchen/diner. A good-sized room with space for a breakfast table and ample storage with wall and base units, built-in appliances include oven, hob, washing machine & dishwasher. Returning to the hallway, with storage under the stairs, a further door leads through to the inner hall with storage cupboard, access to the garden and following accommodation. Cloakroom, with low level WC and corner wash hand basin. Bedroom three, a compact double bedroom with rear aspect window. The first floor comprises; a generous sitting room with Juliet balcony and opening patio doors, some sea glimpses can be seen to the side aspect highlighting the closeness to Sandsfoot beach. Bedroom two is a generous sized double bedroom with rear aspect window. The main bathroom offers a white suite



Beautifully presented townhouse located within the prestigious location of Old Castle Road, Rodwell.



with bath, low level WC and pedestal wash hand basin. Stairs from the sitting room rise to the second floor and Master suite. A lovely sized double bedroom with some further sea glimpses. To the rear of the room is a dressing area, cupboard and access into the full master ensuite with bath and shower over, pedestal wash hand basin and low level WC.

The rear garden offers a private westerly facing patio which is accessed via the ground floor hallway, with space for garden furniture. There is a useful large side access offering further outside space, perfect for housing a shed, and access gate. There is off road parking to the side of the house as well as a shared visitor space at the end of the terrace. Across the road is a gated private communal garden for the use of the row of houses (6 houses). The gardens are well kept with a lawned area and pretty flower and tree borders and benefit from sea views. There is permission to park a dinghy in a designated part of the shared garden along with a slipway and private direct access onto sandy Castle Cove beach. The communal gardens and slipway are part of a shared freehold of the row of houses which extends onto the beach to the mean high water.

Located in Rodwell, on the outskirts of Weymouth in south Dorset, Old Castle Road is one of Weymouth's most sought-after areas. It is within close proximity of local amenities, excellent travel links including bus routes and Weymouth train station (direct links to London, Waterloo), Weymouth 17th Century 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 cafe can be found further along Old Castle Road, with the popular Rodwell Trail offering coastal walks (including the South West Coast path) and a cycle path. Castle Cove Sailing Club is also located at the end of Old Castle Road.

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band D. Services: - Gas central heating. Mains electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities. Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



### 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>		

England & Wales

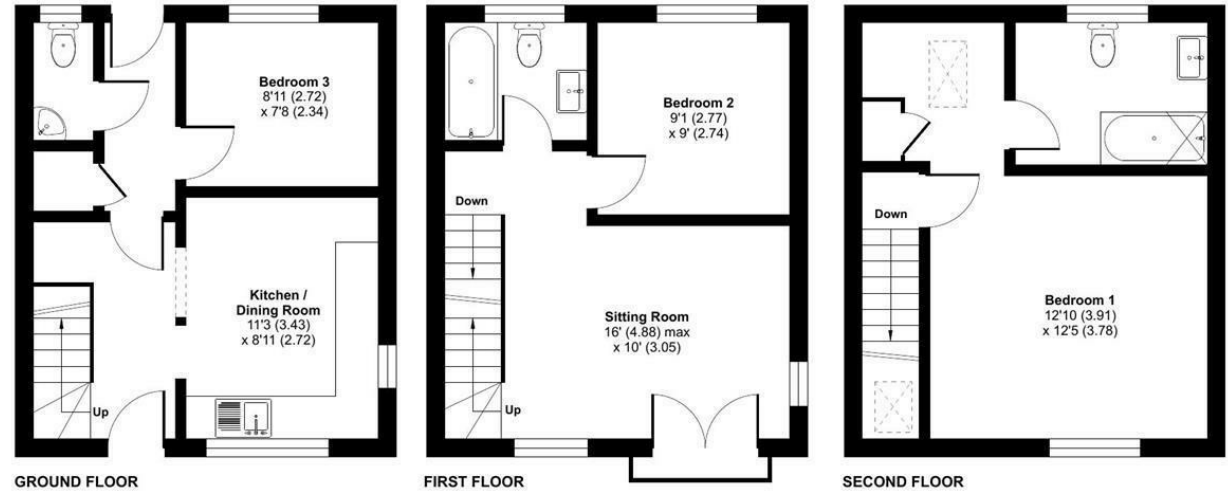
EU Directive  
2002/91/EC



## Old Castle Road, Weymouth, DT4

Approximate Area = 945 sq ft / 87.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Avenue Sales and Lettings, REF: 1105356

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*We value more than your property*