



Bincleaves Road | | Weymouth | DT4 8RT

Guide Price £280,000

BEAUMONT  JONES

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This light and spacious two double bedroom ground floor apartment occupies an enviable position in the sought-after Dolphin Court, set at the end of Bincleaves Road. Offering a private patio and views over the green, cliffs and sea, this apartment would make an ideal downsize. Perfectly positioned on the edge of Newtons Cove, Hope Square & Weymouth Harbour. The spacious accommodation also offers a garage and off-road parking.

- Highly Desired Dolphin Court Development, Located at the End of Bincleaves Road
- Superb Views over the Green, Coast and Sea
- Two Double Bedrooms (Both with Built-in Wardrobes)
- Ground Floor Apartment with Direct access to a Private Patio Area
- Modern Kitchen & Shower Room
- Garage & Off-Road Parking

Full Description

Accommodation

Entrance to the apartment is via a security intercom into the well kept communal hallway. The front door opens into the welcoming hallway with storage cupboard and access into the following accommodation. The sitting room is an inviting and spacious room where your eye is immediately drawn to the near full length windows and glazed door overlooking the communal gardens, the green, cliffs and sea beyond. The room itself also has a side aspect window and ample space for furniture. The adjacent modern kitchen also offers a light double aspect and is a generous size, there is space to accommodate a good sized dining table. The modern wall and base units offer plenty of storage with a wood effect worktop, built-in oven, ceramic hob and extractor hood over. There is space and plumbing for a washing machine, tumble dryer and free standing fridge/freezer.

The master bedroom is an excellent sized double bedroom with similar



The highly desired development of Dolphin Court sits proudly at the end of Bincleaves Road. Overlooking the green at the end of the road with sea and coastal views beyond.



inviting open views and built-in wardrobes. Bedroom two is another good sized double room with further built-in wardrobes. The modern shower room offer a white suite including shower cubicle, low level WC and pedestal wash hand basin.

Outside

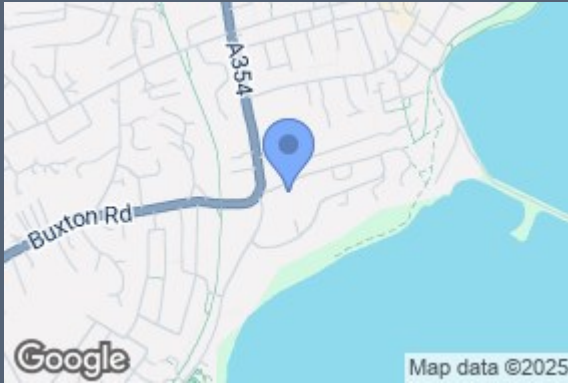
There is a private patio area accessed from the sitting room which extends onto the communal gardens. Far-reaching open views over the green and out to sea can be enjoyed from here. The communal grounds are well kept and wrap around the development, offering attractive planted borders, shrubs and trees. There is a communal bin store and communal washing lines. There is a garage located within a block with an up and over door. There is also parking for one car in front of the garage.

Location

This popular purpose built block is located within a beautiful prestigious tree lined road within Rodwell. Access into the development is off Bincleaves Road. There's a open green and coastal footpath close by leading to Newton's Cove. All set 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.

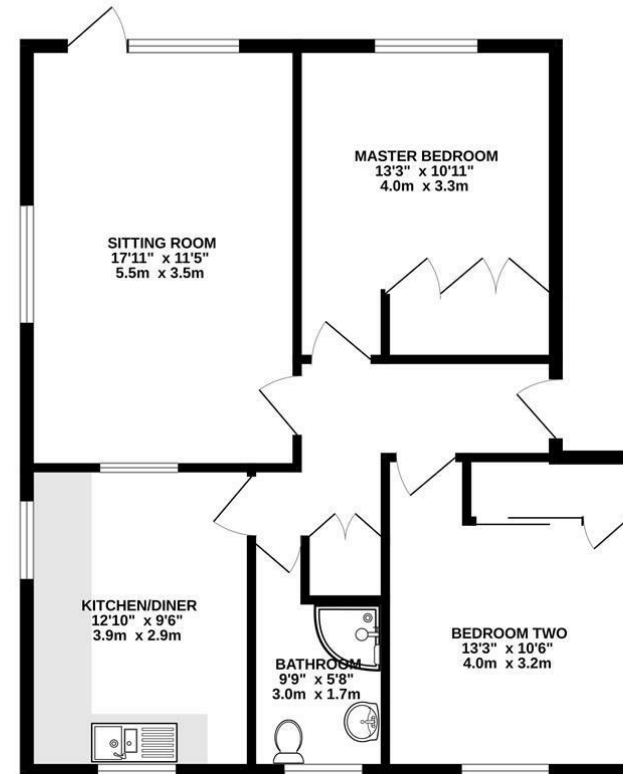
Rating Authority: - Dorset (Weymouth & Portland) Council tax band C.
Services: - Mains electric & drainage.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
731 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA: 731 sq.ft. (68.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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