



Old Castle Road | Rodwell | Weymouth | DT4 8QB

£370,000

BEAUMONT  JONES

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We are delighted to bring to the market this charming and extended three double bedroom character terraced home located in sought-after Old Castle Road. Old Castle Road is close to Sandsfoot Castle, beach and gardens while being within walking distance of Weymouth Harbour, Marina and the town centre.

- Charming Character Property
- Moments away from Sandsfoot Beach
- Set in the Sought-After Residential Area of Old Castle Road, Rodwell
- Family Friendly Location with Well-Regarded Schools Nearby
- Three Double Bedrooms
- Double Storey Extension to the Rear
- Two Reception Rooms & Further Generous Sized Sun Room

Full Description

Accommodation

This beautiful, light and airy home has been extended to the rear with a double storey extension, while retaining character features including high ceilings, decorative ceiling roses and deep skirting boards which are complimented by generously sized rooms. Well presented throughout, this would make an ideal family home/additional residence. The kitchen and bathroom would benefit from modernisation but have been well maintained and are clean and bright. Entrance to the property is via the original solid wood front door into the entrance porch with attractive original tiled floor, and a further door opens into the welcoming hallway. The sitting room is a lovely sized room with a focal fireplace and a bay window overlooking the front aspect. The adjacent dining room is a generous size second reception room with rear aspect window and further focal fireplace.

The kitchen, with side aspect window, currently offers a range of wall and base units with space for a washing machine and fridge/freezer. There is a



Located in the sought-after Old Castle Road, a highly desired residential location, moments from the 'Mary Steps' which lead to Castle Cove Beach, and a short walk to Sandsfoot Castle & Gardens. Castle Cove Sailing club can be found at the end of the road with easy access onto The Rodwell Trail, offering wonderful coastal walks.



built-in oven, hob and stainless steel sink. A door leads through to the extension with breakfast room open to the sun lounge. This space is wonderfully light offering views of and access to the garden. There is space for a table and chairs in the breakfast room and comfortable seating in the sun lounge.

Returning to the hallway, stairs rise to first floor landing, with two further storage cupboards and access to the remainder of the accommodation. Bedroom one is a large double bedroom with inviting bay window offering lovely views along Old Castle Road. There is ample built-in storage to both sides of this room. Bedroom two is a double bedroom with built-in wardrobe and rear aspect window. Bedroom three, a compact double with further built-in wardrobes and storage, is located to the rear of the first floor. This room overlooks the garden and offers a pleasant open vista over The Rodwell Trail. The bathroom currently offers a bath with shower over and wash hand basin. The adjacent cloakroom is fitted with a low level WC and wash hand basin.

Outside

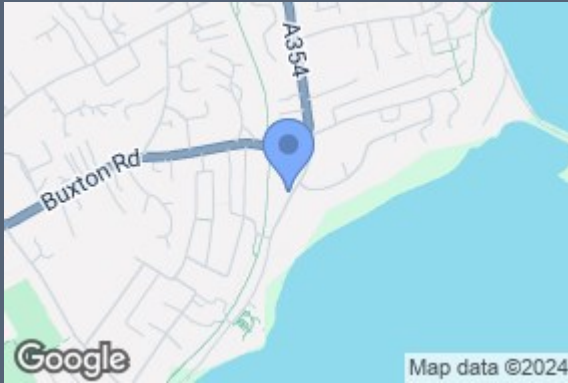
The pretty front garden is bordered by a small wall topped with attractive wrought-iron railings and gate. A path leads to the front door with the remainder of the front garden laid to gravel with shrub plantings. The rear garden is accessed via the sun room, and there is plenty of space to the side of the house to create a private seating area. A few steps lead down to the garden which is laid to patio for low maintenance while offering plenty of space for seating areas and potted plants. To the rear of the garden is a raised stone bed and attractive cherry tree offering some shade. There is also a shed providing storage.

Location

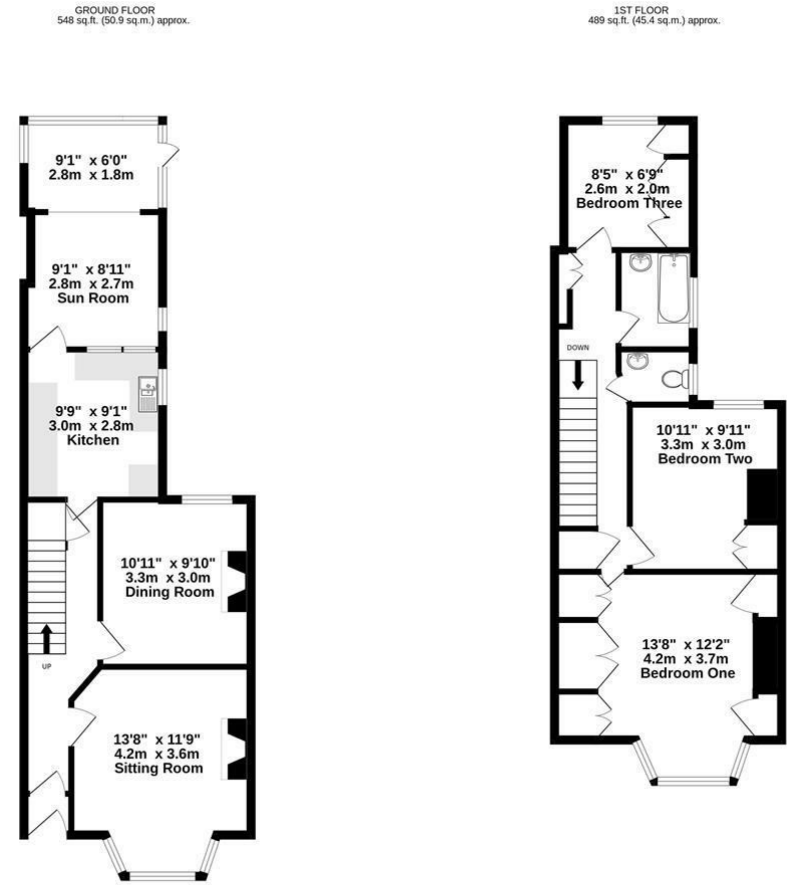
Located in Rodwell on the outskirts of Weymouth's town centre and within walking distance of Weymouth's picturesque working harbour. Within close proximity to local amenities, excellent travel links including bus routes and Weymouth train station (direct links to London, Waterloo), Weymouth harbour and coastal walks. Weymouth's award-winning beach and town centre is a casual walk away. 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. A family friendly location with well-regarded primary & secondary schools nearby and within catchment.

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band C. 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) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1037 sq.ft. (96.3 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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