



Verne Road | Rodwell | Weymouth | DT4 0RX

Offers Over £210,000

BEAUMONT  JONES

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We are delighted to offer a well-presented two double bedroom first floor apartment with lift access within the popular location of Rodwell. The property comes with it's own car port providing off road parking for one car plus visitors parking, attractive communal gardens, lounge/diner with a Juliet balcony overlooking the grounds, en-suite to the master bedroom and a modern kitchen. The property comes with a share of the freehold with reasonable service charges, viewing is a must to be appreciated.

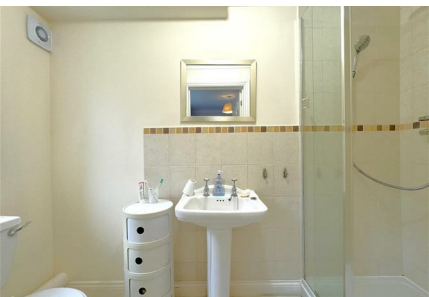
- Well-Presented Two Double Bedroom First Floor Apartment
- Attractive Communal Gardens
- Share Of Freehold with Reasonable Service Charges
- En-Suite To Master Bedroom
- Lift Access
- Owned Car Port Providing off Road Parking For One Car Plus Visitor Parking Available
- Lounge/Diner With A Juliet Balcony Overlooking The Grounds
- Rodwell Location

Full Description

Entrance into the main building is via a secure communal door leading into a well-presented communal hallway with stairs rising to all floors and access to a lift. There is a rear aspect communal door leading out onto the car park and attractive communal gardens. Flat 5 is located on the first floor offering a welcoming hallway with a built in storage cupboard, wall mounted telephone entry system, wall mounted radiator and doors off the hallway lead through to the accommodation. The spacious lounge/diner has a lovely cosy feel offering a rear aspect double glazed window and dual aspect Juliet balcony's with double glazed tilt and turn



This well-presented apartment offers great space and is located within Rodwell, just moment's away from local amenities and The Rodwell Trail.



doors overlooking the grounds, coal effect electric fire and a wall mounted radiator. The modern fitted kitchen comprises eye and base level units with work surfaces over, integral oven with inset four ring gas hob and extractor fan over, space and plumbing for a washing machine, space for a fridge/freezer and tumble dryer, wall mounted gas combi boiler and a rear aspect double glazed window. The master bedroom is a generous sized double with double built in wardrobes, rear aspect Juliet balcony with a double glazed tilt and turn door overlooking the grounds, side aspect double glazed window, wall mounted radiator and a door leads through to a shower en-suite. The suite comprises a double shower cubicle with a wall mounted mixer shower system, low level WC, wash hand basin, rear aspect double glazed window and a wall mounted radiator. Bedroom two is a further double offering a double built in wardrobe, side aspect double glazed window and a wall mounted radiator. The main bathroom comprises a suite including a panel enclosed bath with shower attachment, low level WC, wash hand basin and a wall mounted radiator.

Outside offers attractive communal gardens which wrap-around the building mainly laid to lawn with planted borders, trees and shrubs. There is a communal bin store plus a storage store. This apartment comes with it's own car port providing off road parking for one car plus there are five visitor parking spaces and an external communal power point.

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 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.

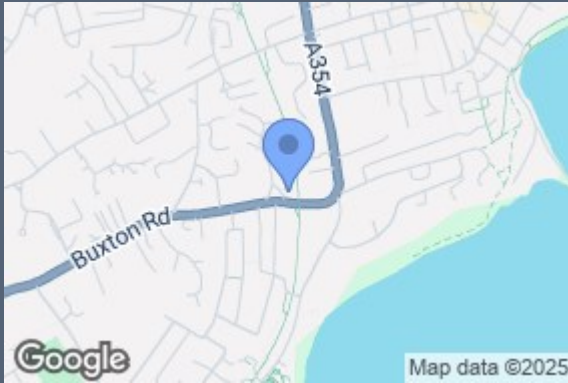
Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band C. Services: - Gas central heating. Mains electric & drainage.

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.

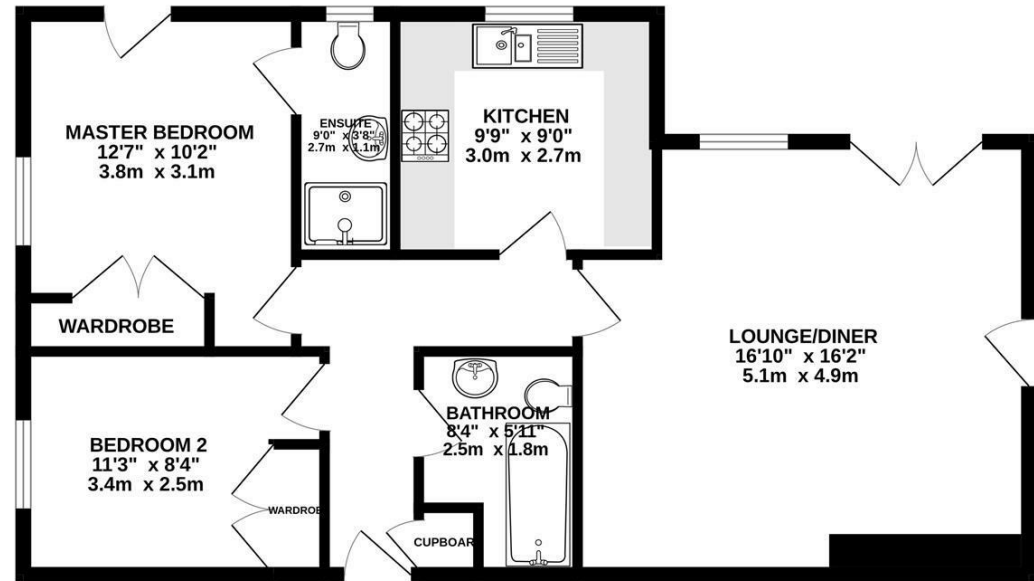


The property comes with a share of the freehold and offers attractive communal gardens.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FIRST FLOOR 712 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.1 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.
Made with Metropix 6/2024

We value more than your property

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