



Lydwel Close | Rodwell | Weymouth | DT4 9PX

Offers Over £385,000

BEAUMONT  JONES

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Offered with no onward chain, we are delighted to offer a spacious two double bedroom detached bungalow located on a corner plot within a quiet cul-de-sac in Rodwell. The property requires some internal modernisation offering a generous sized kitchen/diner, spacious living room, conservatory, two double bedrooms, bathroom, rear porch/lean-to, wrap-around gardens with Southerly & Westerly facing aspects, off road parking and garage.

- Spacious Two Double Bedroom Detached Bungalow
- Wrap-Around Gardens
- Generous Sized Kitchen/Diner
- Some Internal Modernisation Required
- Corner Plot Within Rodwell
- Garage & off Road Parking
- Spacious Living Room Plus Conservatory
- No Onward Chain

Full Description

Entrance into the property is via a front aspect double glazed door leading into a spacious and welcoming hallway with built in cupboards and airing cupboard, loft access via a hatch with a sizeable area with scope to extend STPP, wall mounted radiator and doors lead through to all accommodation. The spacious living room offers dual aspect double glazed windows including a front aspect bay window, side aspect double glazed sliding patio doors leading into the conservatory, gas fire with a back boiler and two wall mounted radiators. The double glazed conservatory is the perfect relaxation area overlooking the wrap-around



Located within a quiet cul-de-sac in Rodwell and sat on a generous sized plot with wrap-around gardens.



gardens with dual aspect double glazed windows, rear aspect double glazed patio doors lead out onto the garden, power points and wall lighting. The generous sized kitchen/diner is the hub of the home offering plenty of space for a large dining table and chairs for entertaining. The fitted kitchen comprises eye and base level units with work surfaces over, eye level integral double oven with inset four ring gas hob and extractor fan over, space and plumbing for a washing machine and an under counter fridge, wall mounted radiator, dual aspect double glazed windows and a rear aspect door leading into the rear porch/lean-to. The lean rear porch/lean-to has dual aspect double glazed windows, side aspect double glazed door leading out onto the garden and a power point.

Bedroom one is a double room offering dual aspect double glazed windows, fitted wardrobes and furniture including over bed fitted furniture and a wall mounted radiator. Bedroom two is a further double room offering dual aspect double glazed windows and a wall mounted radiator. The bathroom suite includes a panel enclosed bath with shower attachment, low level WC, wash hand basin, wall mounted towel rail heater and a front aspect double glazed window.

Outside to the rear offers a Southerly & Westerly aspect wrap-around gardens laid to lawn, patio with raised planted border and shrubs, vegetable patch, greenhouse, garden shed, access into the garage via a side door and gated side access. The attractive front garden is a generous size laid to lawn with a driveway providing off road parking. The garage offers an up and over door, the grounds this property has to offer provides great scope for extensions and provide for off road parking STPP.

Located in Rodwell, within close distance to Weymouth town and harbour. There are amenities nearby including doctors,



dentist, corner shop and a number of well-regarded schools. There are also several spectacular walks and cycle routes to be enjoyed along the Rodwell Trail from which you can enjoy sea and country views. There is also the nearby Sandsfoot Castle offering a café, gardens and quieter beach to enjoy.

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

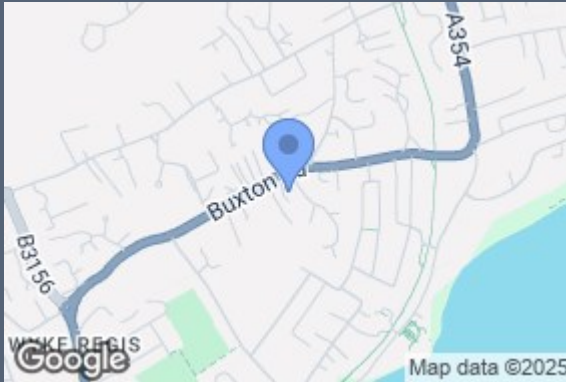
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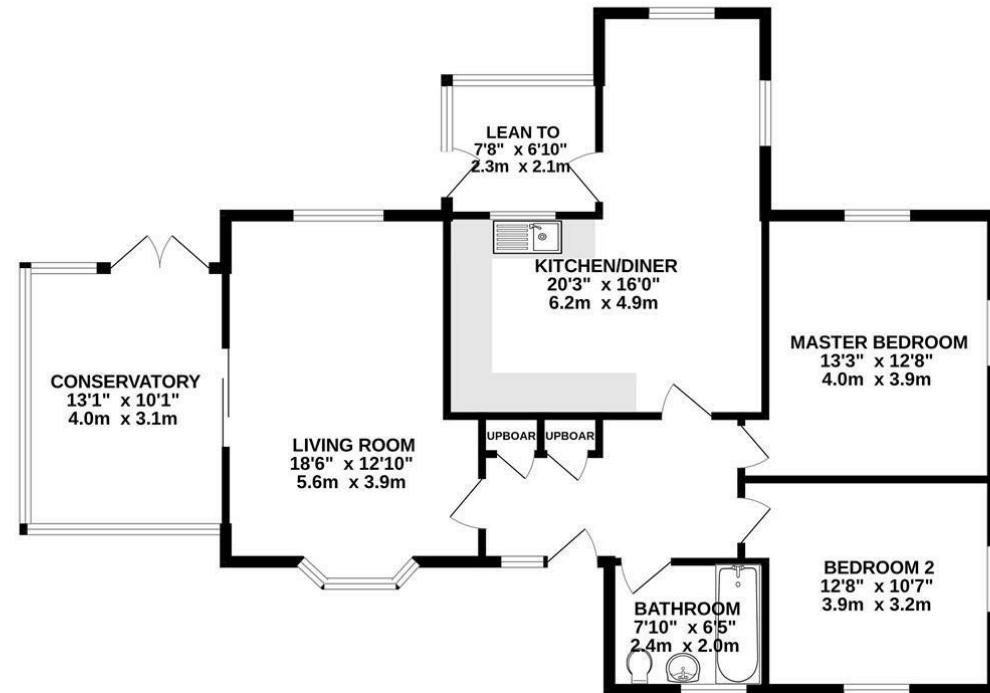
Offered with no onward chain and requires some internal modernisation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

GROUND FLOOR 1067 sq.ft. (99.1 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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.

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We value more than your property

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