



Southlands Road | Rodwell | Weymouth | DT4 9LQ

Offers Over £175,000

BEAUMONT  JONES

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Offered with no onward chain and share of the freehold, we are delighted to offer an immaculate and well-presented two bedroom ground floor garden flat within a popular residential road in Rodwell. This would make an excellent first time purchase/downsize to apartment living with it's own Westerly facing private rear garden. The property boasts a conservatory/garden room, generous size modern kitchen, modern bathroom, two bedrooms with master benefitting fitted wardrobes, cosy living room and own private enclosed rear garden. Viewing is a must to be appreciated.

- Two Bedroom Ground Floor Garden Flat
- Immaculate & Well-Presented Throughout
- Perfect First Time Purchase/Downsize
- Conservatory/Garden Room
- Generous Size Modern Kitchen
- Westerly Facing Rear Garden
- Popular Residential Road in Rodwell
- No Onward Chain

Full Description

Entrance into this beautiful ground floor garden flat is via a side aspect double glazed door leading into a spacious porch with a front aspect double glazed window and wooden glazed door leads into a welcoming hallway with a wall mounted radiator and doors lead through to all accommodation. The cosy living room offers a wall mounted radiator and rear aspect double glazed sliding patio doors leading into the conservatory/garden room. The generous sized kitchen offers shaker style eye and base level units with worksurfaces over, breakfast bar seating for two, integral oven with inset four ring gas hob and extractor fan over,



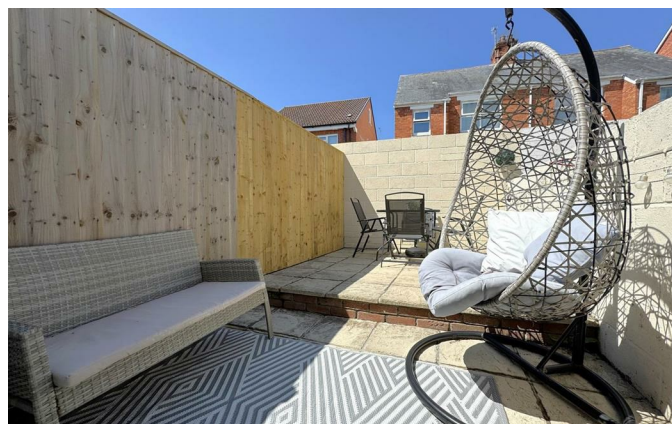
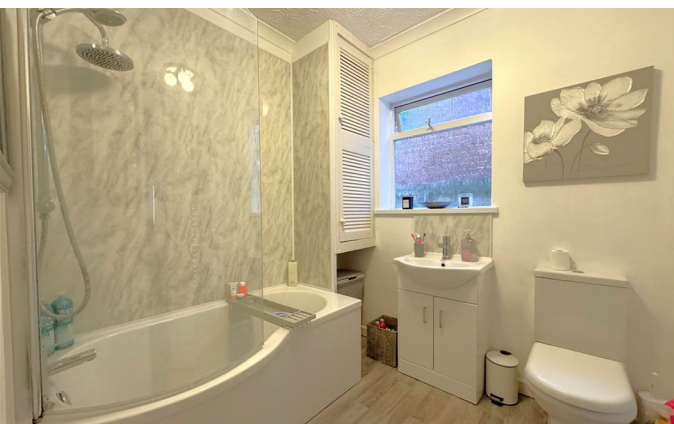
This immaculate ground floor garden flat would make the perfect first time purchase/downsize within the popular location of Rodwell.



space and plumbing for a washing machine, space for a fridge/freezer, wall mounted gas combi boiler, open side aspect window to conservatory/garden room to allow natural light to flood through and an opening leads through to the conservatory/garden room. This is the perfect chill out room overlooking the rear garden, currently being used as an office and dining room offering rear aspect double glazed sliding patio doors leading out onto the garden, wall mounted radiator, power points and wall lighting. Reverting back to the hallway bedroom one is a generous sized double offering a front aspect double glazed window, wall mounted radiator, fitted wardrobes with a fitted dressing table and storage cupboards above. Bedroom two is a single offering a front aspect double glazed window and a wall mounted radiator. The modern bathroom comprises a suite including a P-Shaped panel enclosed bath with a wall mounted mixer shower system over and screen attached, vanity wash hand basin, low level WC, built in storage cupboard, wall mounted towel rail heater and a side aspect window.

Outside offers an enclosed Westerly facing rear garden laid to patio offering completely maintenance free and an external double power point. The front of the property offers a pathway leading to the front door and an area aid to hard standing for storing of bins. Parking can be found on road.

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



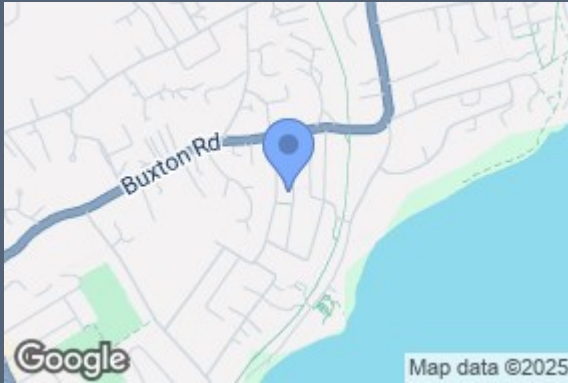
beach can be found nearby along with the popular Rodwell Trail offering coastal walks and a cycle path.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band A. 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.

Offered with no onward chain and own private enclosed rear garden.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(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	

GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA: 607 sq.ft. (56.4 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