



Orion Road | Rodwell | Weymouth | DT4 8LG

**Offers Over £300,000**

BEAUMONT  JONES



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Offers Over £300,000**

This beautifully presented, spacious two bedroom end of terrace house is located in the popular location of Rodwell, a short walk from Hope Square, Weymouth harbour & town centre. Accommodation includes; open-plan sitting/dining, modern kitchen with separate utility/store, two double bedrooms and spacious bathroom. There is a lovely enclosed garden with direct access to an area the current owner is using for off-road parking.

- Charming Character End of Terrace Property
- Two Double Bedrooms
- Area to the Rear of the Garden used for Parking
- Beautifully Presented Through-out
- Sought-after Location of Rodwell
- Ideal Holiday Let/Permanent Home

**Full Description**

**Accommodation**

Entrance to the property is via the composite front door opening into the entrance porch with inner door into the welcoming hallway. There are stairs rising to the first floor and large glazed door opening to the ground floor accommodation. The light and spacious reception room is open-plan with a good-size sitting area including a bay window and focal working fireplace. The dining area has several storage cupboards, a rear aspect window providing light and ample space for a dining room table. From here





Beautifully presented and spacious two bedroom end of terrace house in Rodwell.



there is access into the recently fitted modern kitchen. Beautifully appointed white high-gloss units provide ample storage with a glazed door and windows to the rear providing light and access into the garden. There is a built-in dishwasher, fridge & freezer, oven and hob. From the kitchen a door opens into the utility room/store with space and plumbing for a washing machine and tumble dryer, there is also space for additional storage and door opening into the garden.

Returning to the hallway, stairs rise to the first floor landing with access into the remaining rooms. The spacious master bedroom is a good sized double bedroom with front aspect window. Bedroom two is a compact double bedroom with rear aspect window. The spacious bathroom has a light double aspect and modern white suite comprising P-shaped bath with shower and screen over, low level WC & pedestal wash hand basin.



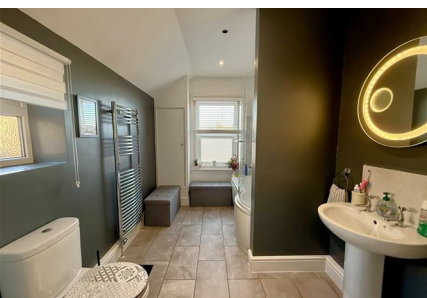
#### Outside

To the front of the property is a small front garden with bespoke wrought-iron railings and gate bordering the front boundary. Laid to gravel for ease of maintenance with pathway to the front door. The renovated rear garden is private and enclosed, there is a lovely sized composite decking area abutting the property, accessed from both the kitchen or utility/store. A few steps lead down to the main garden which currently houses a good sized shed and is laid with artificial grass for ease. A pathway leads to a rear access gate opening to the hardstanding area which is currently used for parking by the current owners.



#### Location

The property is ideally situated within minutes from









Weymouth's picturesque harbour in Rodwell. The atmospheric and highly popular Hope Square is literally a few minutes' walk away, boasting a small number of shops, galleries, open air cafes and restaurants. There are numerous delightful walking opportunities close by including the Nothe Gardens and historic fort or simply walking along to the stone pier to take advantage of the sea views and fishing opportunities. Alternatively, Weymouth town centre can be reached by crossing the town bridge. The sweeping blue flag sandy beach, Georgian esplanade, leisure and entertainment facilities, shops and businesses make for a bustling town centre, all just a short walk away. Rail links from Weymouth to London or Bristol and an improved road network makes the area very accessible.

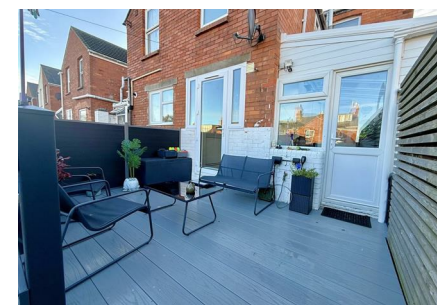
Rating Authority: - Dorset (Weymouth & Portland) Council.  
Council Tax Band B. Services: - Gas central heating. Mains electric & drainage.

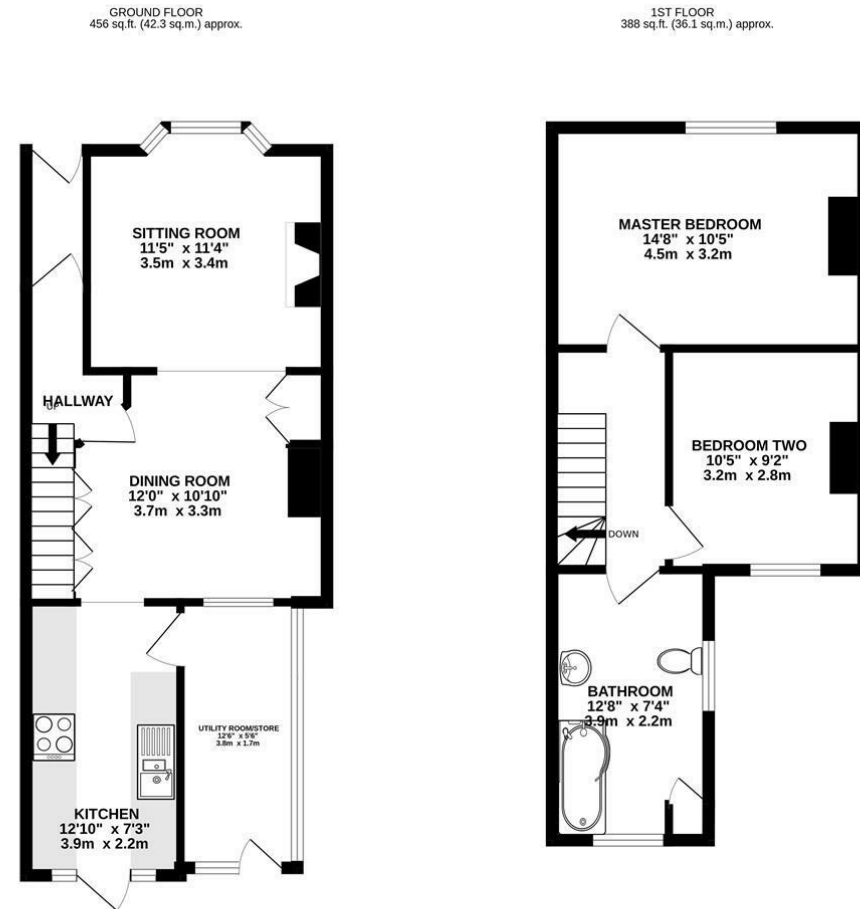
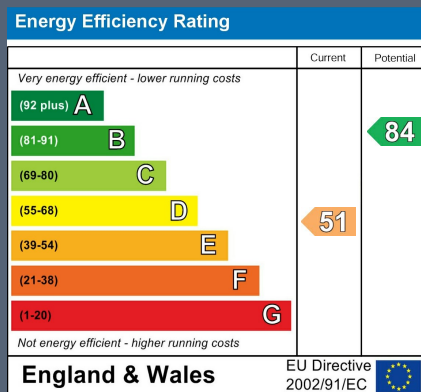
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Lovely enclosed garden with access to an area the current owner is using for off-road parking.





**TOTAL FLOOR AREA : 844 sq.ft. (78.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 is given to their operability or efficiency can be given.  
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