



Belle Vue Road | Rodwell | Rodwell | DT4 8SA

**Guide Price £230,000**

BEAUMONT  JONES



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This light and spacious two double bedroom first floor apartment occupies an enviable position in the sought-after Belle Vue Court. Set at the South facing end of the development and offering a private balcony & outlook over the communal garden area and sea views beyond, this apartment would make an ideal downsizer on the edge of Newtons Cove, Hope Square & Weymouth Harbour. The spacious accommodation is in need of some modernisation, there is a garage and off-road parking.

- Two Double Bedroom First Floor Apartment
- Private Balcony with Views
- Spacious & Light Through-out
- Moments from Newtons Cove and Nearby Nothe Gardens & Weymouth Harbour
- Single Garage & Off-Road Parking
- In Need of Some Modernisation

**Full Description**

**Accommodation**

Access to the apartment is via the secure and well-kept communal entrance hall. Stairs gently rise the first floor and the front door opens into the welcoming hallway. On entering the apartment there is a storage cupboard and access into the following accommodation. The spacious living/dining room has a large side aspect window and lovely large window with fully glazed patio door opening onto the private balcony. The balcony is a good size with glass surround and space for a table and chairs, enjoying a sunny south aspect with views over the communal garden, towards the National Trust gardens at Portland House and sea glimpses beyond. This living/dining offers ample space for both sitting and dining furniture. The adjacent kitchen/breakfast room also overlooks the garden and currently offers a range of wall and base units providing plenty of storage, space and plumbing for a washing machine, and freestanding fridge/freezer. There is a built-in oven, grill and inset four ring hob. The bedrooms are to one end of





A spacious and light first floor flat in the sought-after location of Belle Vue Road, an attractive tree-lined road close to Newtons Cove, Nothe Gardens, Weymouth Harbour and Hope Square.



the apartment and accessed by the light hallway with a window overlooking the garage area. Bedroom one is an excellent sized double bedroom with views over the garden. Bedroom two is another good sized double bedroom with similar views and built in triple wardrobe and storage. The bathroom currently offers a bath, electric shower and wash hand basin. The separate cloakroom is adjacent with low level WC.

#### Outside

As well as the private balcony, there is plenty of space for outside seating in the beautiful gardens and treeline surrounding this pretty development. The communal grounds are well kept and wrap around the building offering attractive planted borders, shrubs and trees and laid to lawn with various seating benches. There is a communal bin store and communal washing lines. The external building has recently been painted and new fascia's and guttering installed. There is a garage located within a block with an up and over door. There is also parking for one car in front of the garage.

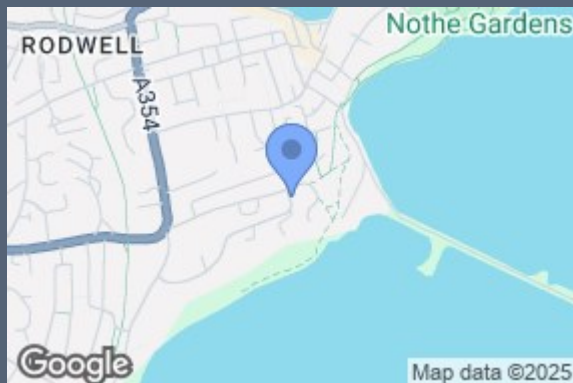
#### Location

This popular purpose built block is located within a beautiful prestigious tree lined road within Rodwell. Access into the development is off Bincleaves Road and pedestrian access via Belle Vue Road. There's a open green and coastal footpath close by leading to Newton's Cove. All set within close proximity to local amenities, excellent travel links including bus routes and Weymouth train station (direct links to London, Waterloo and Bristol), 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.

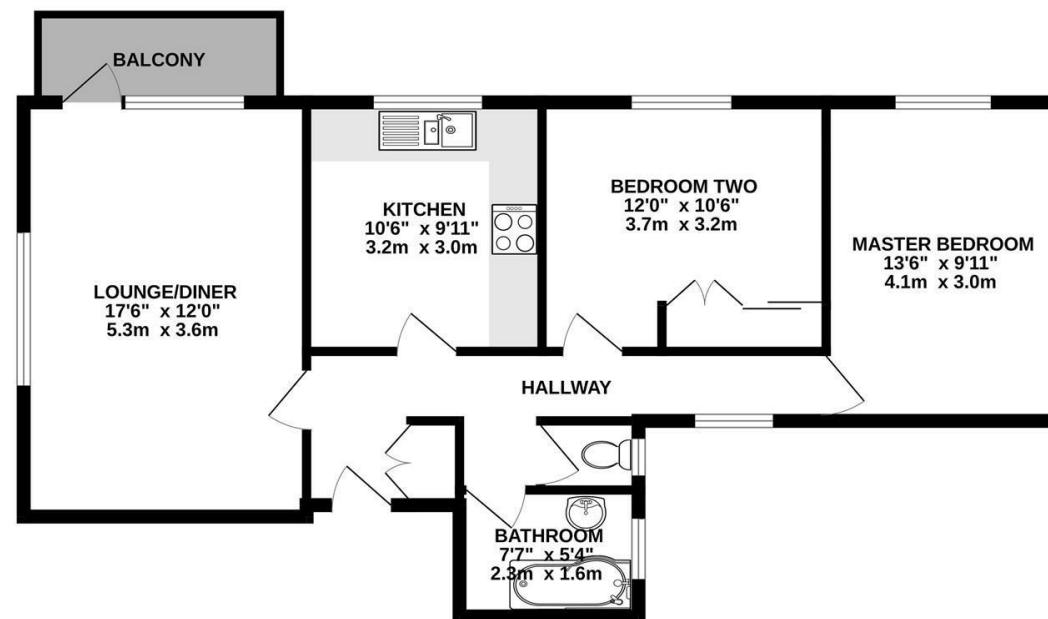
Rating Authority: - Dorset (Weymouth & Portland) Council tax band C.

Services: - Modern electric radiators. Mains electric & drainage.

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



TOTAL FLOOR AREA : 725 sq.ft. (67.3 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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