



Khartoum Road | Rodwell | Weymouth | DT4 9LG

**£355,000**

BEAUMONT  JONES



**Khartoum Road | Rodwell**  
**Weymouth | DT4 9LG**  
**£355,000**

This attractive three bedroom semi-detached house is tucked off a quiet road in the popular location of Rodwell. Being close to Sandsfoot beach and The Rodwell Trail, it is also within walking distance to the Nothe Garden, Hope Square and Weymouth Harbour. Well-presented accommodation can be found inside with two reception rooms, kitchen, lean-to/utility, three bedrooms and bathroom. Externally is a single garage, driveway parking for two cars and a beautiful south facing garden.

- Tucked off a One Way Road in Rodwell
- Sunny South Facing Garden
- Two Reception Rooms
- Three Bedroom Semi-Detached House
- Single Garage & Driveway Parking for Two Cars
- Potential to Extend (Subject to Consent)

**Full Description**

**Accommodation**

Entrance to the property is via double doors opening into the porch with space for hanging coats and original wooden door opening into the hallway. This house is light and airy through-out, the hallway has stairs rising to the first floor with under stairs storage and access to the following rooms. The living room is a lovely size with light front bow bay window overlooking the front aspect. There is a focal open fireplace and plenty of space for furniture. The kitchen offers inviting views over the rear garden with a range of high gloss wall and base units providing storage. There is a built-in oven and four ring gas hob, space for an undercounter fridge & freezer. There is a door opening into the dining room which is a generous size and offers views over the rear garden. From the kitchen there is a further door opening into a lean-to/utility room. There is space and plumbing for a washing machine, tumble dryer and fitted storage units along with access into the garden.





Well-presented three bedroom semi-detached house tucked away in the popular location of Rodwell.



Returning to the hallway, stairs rise and turn to the first floor landing with access to the remainder of the accommodation. Bedroom one is a lovely sized double bedroom with matching front aspect bow bay window. There are three built-in double wardrobes offering plenty of storage. Bedroom two is another excellent sized double bedroom with views over the rear garden and further built-in triple wardrobes. Bedroom three is a good sized single bedroom and would also make an excellent office with front aspect window. The bathroom offers a modern suite; bath with shower over, concealed cistern WC and wash hand basin with vanity storage.

#### Outside

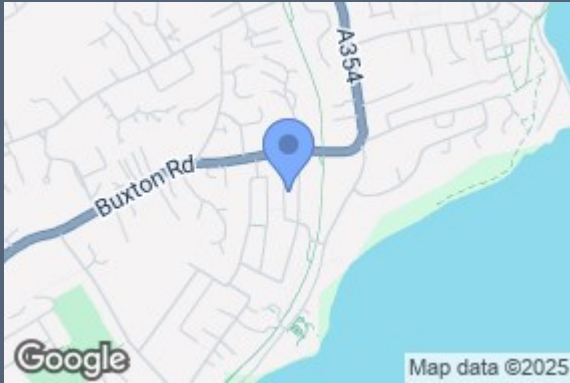
To the front of the house is a driveway offering off road parking for two cars and a single garage. A few steps lead to the front door with plant and shrub borders. There is access to an excellent size shed to the side and side access leading to the garden. The rear garden is accessed via the lean-to/utility and opens onto a south facing patio abutting the property. This private and pretty garden offers a level lawn area with plant and shrub borders. There is a further large shed at the bottom of the garden.

#### Location

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. 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. A family friendly location with well-regarded primary & secondary schools nearby and within catchment.

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

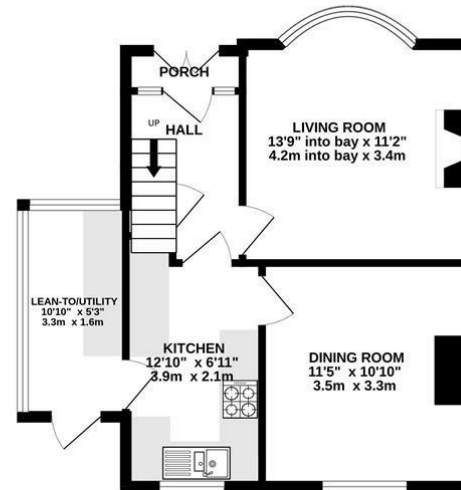
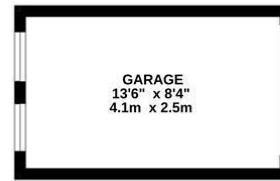
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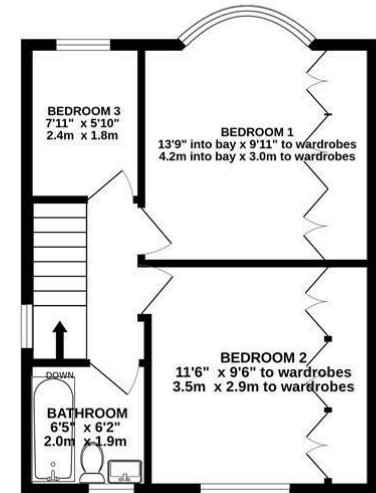
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

*We value more than your property*

GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 970 sq.ft. (90.1 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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