



St. Leonards Road | Rodwell | Weymouth | DT4 8LE

Offers Over £225,000

BEAUMONT  JONES

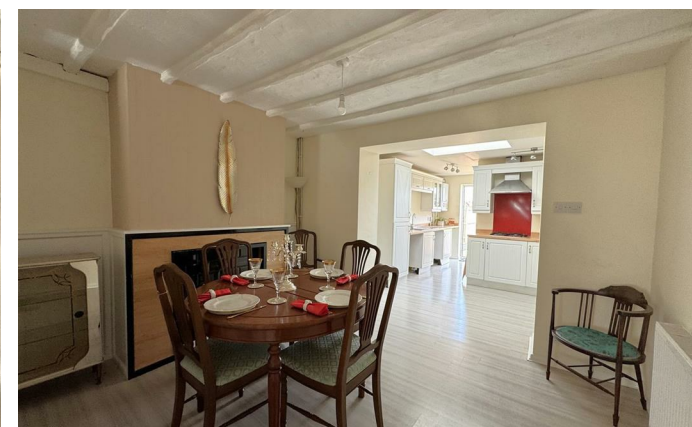
St. Leonards Road | Rodwell Weymouth | DT4 8LE Offers Over £225,000

Offered with no onward chain, we are delighted to offer a spacious two bedroom plus loft room terraced cottage with a south-facing enclosed rear garden within walking distance of the harbour, town centre & Brewers Quay. This characterful cottage boasts a generous sized open-plan living area to the ground floor including a spacious kitchen, downstairs bathroom, two bedrooms located on the first floor and a loft room located on the second floor. Viewing is a must to be appreciated.

- Characterful Two Bedroom Plus Loft Room Terraced Cottage
- South-Facing Enclosed Rear Garden
- Generous Sized Kitchen
- Perfect Downsize/Investment/Holiday Home/First Time Purchase
- Generous Sized Open-Plan Living Room Area
- Walking Distance to The Town Centre, Harbour & Brewers Quay
- No Onward Chain
- Views Over The Surrounding Area

Full Description

Entrance into this beautiful characterful cottage is via a front aspect wooden glazed door leading into a small vestibule with a further wooden glazed door leading into the spacious open-plan living area. Centre cottage style stair case leads to the first floor, the living room area has a front aspect double glazed window with fitted half shutters, electric fire, exposed timber beams and plenty of space for furniture creating a cosy living room. The dining area is a generous size boasting a feature fireplace, exposed timber beams and plenty of space for a dining table and chairs. An opening leads through to a spacious modern fitted kitchen comprising a wide range of eye and base level units with work surfaces over, eye level integral double oven with inset four ring gas hob and extractor hood over, space and plumbing for kitchen appliances, skylight, rear aspect double glazed door leads out onto the South-Facing rear garden and a door leads through to the bathroom. The modern suite comprises a panel enclosed bath with shower attachment over, low level WC, vanity wash hand basin and a rear aspect double glazed window.



This characterful terraced cottage is offered with no onward chain boasting a generous sized open-plan living area to the ground floor.



The first floor offers a landing area with stairs rising to the loft room, built-in under stairs storage cupboard and doors leads through to the two bedrooms. The master bedroom is a generous sized double with a front aspect double glazed window with fitted half shutters, plenty of space for a double bed and furniture. Bedroom two is a well-proportioned single with a rear aspect double glazed window and a built-in storage cupboard.

The loft room has a rear aspect double glazed Dormer window enjoying views over the surrounding area and built-in storage into the eaves. This could be used for multiple use including an office/hobbies room or even a further bedroom. (This room is not done to building regulations and not classed as a bedroom).

Outside boasts a generous sized South-Facing enclosed rear garden laid to patio for easy maintenance and a brick built storage shed.

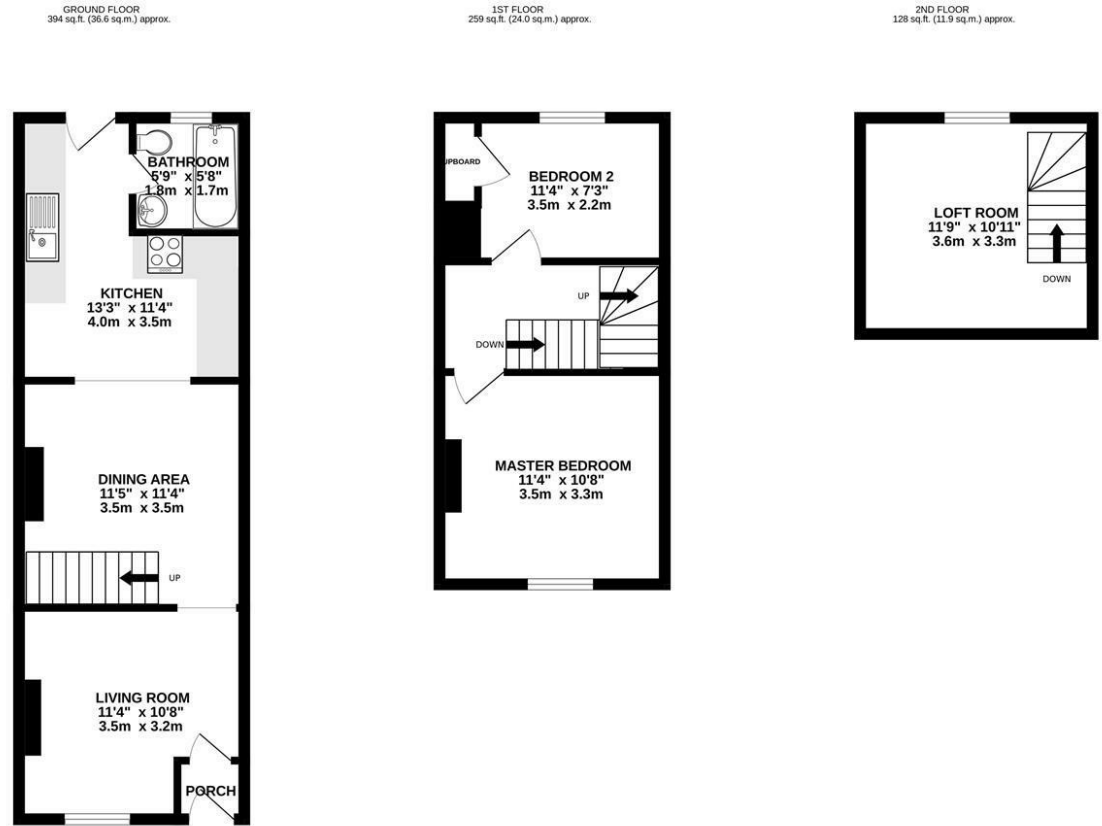
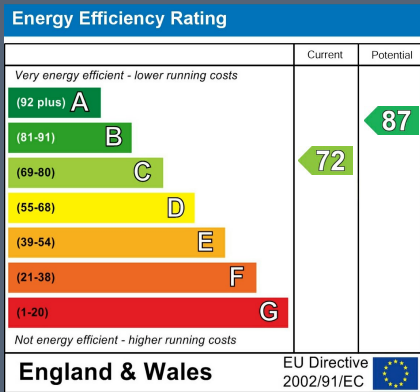
Centrally located with all of Weymouth's picturesque destinations on the doorstep. Just a short stroll away is Weymouth Harbourside and vibrant Hope Square with iconic brewery building offering a choice of bistros, restaurants, and pubs. The pretty Nothe Gardens offer open space and wonderful walks with Newton's Cove beach offering a quieter spot to enjoy the sea. Weymouth Esplanade and beach is just a short walk from the property and enjoys an award-winning sandy beach adjacent to the town centre which enjoys a good variety of shops.

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

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.

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TOTAL FLOOR AREA: 781 sq.ft. (72.5 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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33 St Thomas Street
Weymouth
Dorset
DT4 8EJ
01305 787434
sales@beaumontjones.co.uk
www.beaumontjones.co.uk

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