



Horsford Street | Rodwell | Weymouth | DT4 8UH

£290,000

BEAUMONT  JONES

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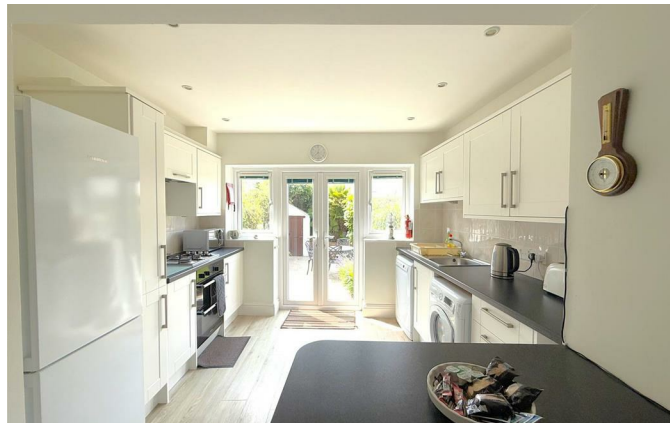
This delightful old fisherman's cottage is set moments from Newtons Cove, Nothe Fort & gardens, Weymouth Harbour and the vibrant Hope Square. Currently being used as a successful holiday let and family holiday home, this cottage is beautifully presented inside, accommodation includes an open-plan living area downstairs with modern kitchen and patio doors opening into the garden. On the first floor are two double bedrooms and a generous sized bathroom. The private garden offers a sunny south-westerly direction.

- Charming Terraced Cottage
- Set Moments from Weymouth Harbour
- Free On-Road Parking Readily Available (First Come/First Served Basis)
- Two Double Bedrooms
- Ideal Investment/Holiday Let/Harbour Living
- Private Sunny South-Westerly Facing Garden

Full Description

Accommodation

Entrance to the property is via the front door opening into the hallway with stairs to the first floor and a door opening into the ground floor accommodation. The open-plan living room is light and welcoming, there is plenty of space for living and dining furniture. There is generous storage under the stairs with two separate storage cupboards. The kitchen is well-equipped with modern units offering plenty of storage and worktop space. Built-in appliances include oven, separate grill and four ring gas hob along with space for a tall free



A charming fisherman's cottage set within walking distance to Weymouth Harbour, Newtons Cove, Nothe Fort/Gardens and the vibrant Hope Square



standing fridge/freezer and plumbing for a washing machine and dishwasher. There is access to the garden via patio doors which offers an attractive outlook and great space for entertaining.

From the entrance hall, stairs rise and turn to the first floor landing with a good sized storage cupboard, access to the loft and doors to the remaining accommodation. The master bedroom is a generous double room with built-in wardrobe, shelving and dressing table. This light room has a Juliet balcony offering open views over the private garden. Bedroom two is another double room with further build-in wardrobe, shelving and dressing table. The large bathroom offers a modern suite comprising WC, wash hand basin with vanity storage and bath with shower over. There is also a cupboard in here housing the boiler and shelving for linen. The loft space is accessed via a pull down ladder is mostly boarded - providing further useful storage.

Outside

The attractive low maintenance garden is laid to patio with pretty shrubs and plant borders. This private space faces south-westerly in direction and offers a peaceful spot to relax or entertain. There is also a brick built shed for storage.

Location

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.
Currently on Business Rates. 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.

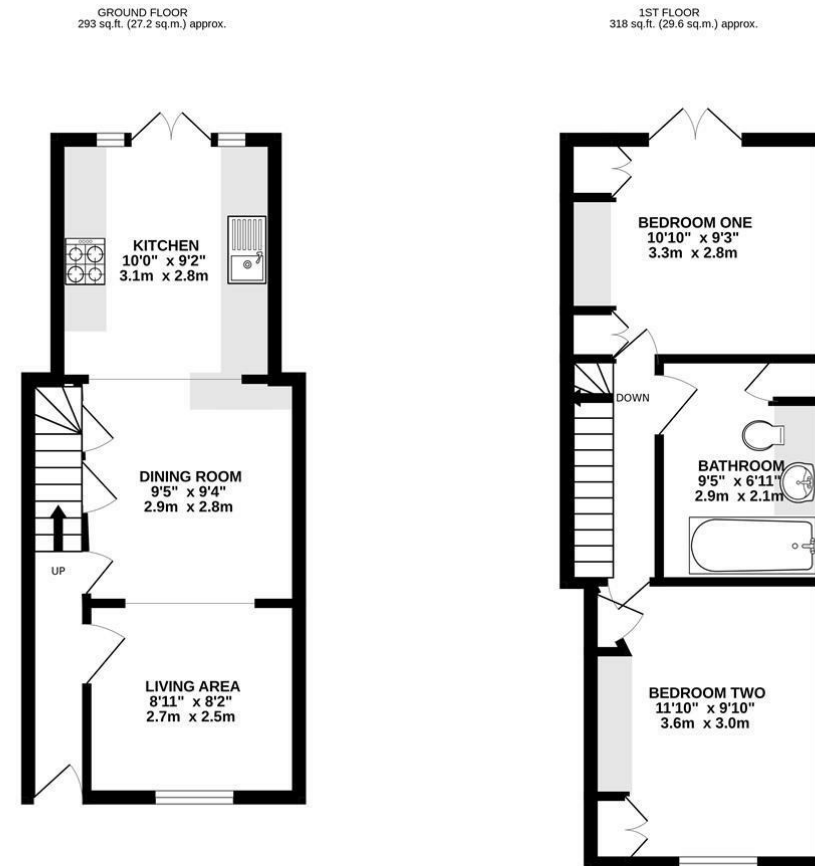


Well presented through-out with open-plan living accommodation, two double bedrooms, bathroom and sunny south-westerly facing garden





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



TOTAL FLOOR AREA: 612 sq.ft. (56.8 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.

Made with Metroplan 6/2025

We value more than your property

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