



Bingleaves Road | Rodwell | Weymouth | DT4 8RL

Guide Price £280,000

BEAUMONT  JONES

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We are delighted to bring to the market this well-presented two double bedroom second floor apartment with balcony, set within the idyllic tree lined Bincleaves Road. Offering far-reaching open views towards Weymouth Beach and out to sea with a pleasant backdrop of rolling countryside. The accommodation compromises of a light and airy lounge/diner with access to generous sized balcony, kitchen, two double bedrooms, family bathroom and plenty of storage. Offer with no forward chain, externally there is a garage with power supply, parking and plenty of visitors parking, all set in lovely communal gardens.

- Two Double Bedroom Second Floor Apartment
- Far-Reaching Open Coastal Views
- Generous Sized Balcony
- Well-Presented Throughout
- Plenty of Storage (Including Loft Space)
- Generous Sized Garage with Power Supply
- Parking & Plenty of Visitor's Parking
- Desirable Tree-Lined Road, Close to Newton's Cove

Full Description

Accommodation

Entrance into the communal hallway is through the security door with an intercom system. Stairs gently rise to the second floor where the apartment can be found. The front door opens into the welcoming hallway with doors leading to all rooms: there are three excellent sized storage cupboards and a loft hatch giving access to further storage. When entering the lounge/diner, immediately your eyes are drawn to the large sliding patio doors opening onto the balcony and pleasant open coastal views beyond. The lounge/diner is a



A spacious & well presented apartment with balcony and open, far reaching coastal views.



great size with an abundance of space for living room and dining furniture. The kitchen is partially tiled with a range of eye and base level units, there is a built-in fridge/freezer, oven and hob, along with space and plumbing for a washing machine. The front aspect double glazed window offers further pleasant far-reaching coastal views.

Returning to the hallway, access to the remaining rooms can be found. The master bedroom is a generously sized double with a side aspect double glazed window overlooking the well-kept communal gardens. Bedroom two is also a double bedroom with a similar aspect. The attractive family bathroom is tiled, with suite including bath with shower over head, low level WC and hand wash basin with vanity storage.

Outside

There is a private balcony accessed from the living/dining room with far-reaching views towards Weymouth Beach and out to sea with rolling hilltops in the background. The balcony offers plenty of space for a table & chairs. The communal grounds are well kept and wrap around the small development, offering attractive planted borders, shrubs and trees. There is a communal bin and recycling area. The private garage is conveniently located by the main entrance to the apartments; it has secure locking with an up-and-over door, ideal for storage or a small car. In addition, the private allocated parking outside the garage can be viewed from the apartment itself.

Location

This popular purpose-built block is located on a beautiful prestigious tree-lined road within Rodwell. Access into the apartments is off Bingleaves Road. There is an 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), Weymouth harbour and coastal walks. Weymouth's award winning beach and town centre is a casual walk away with 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.

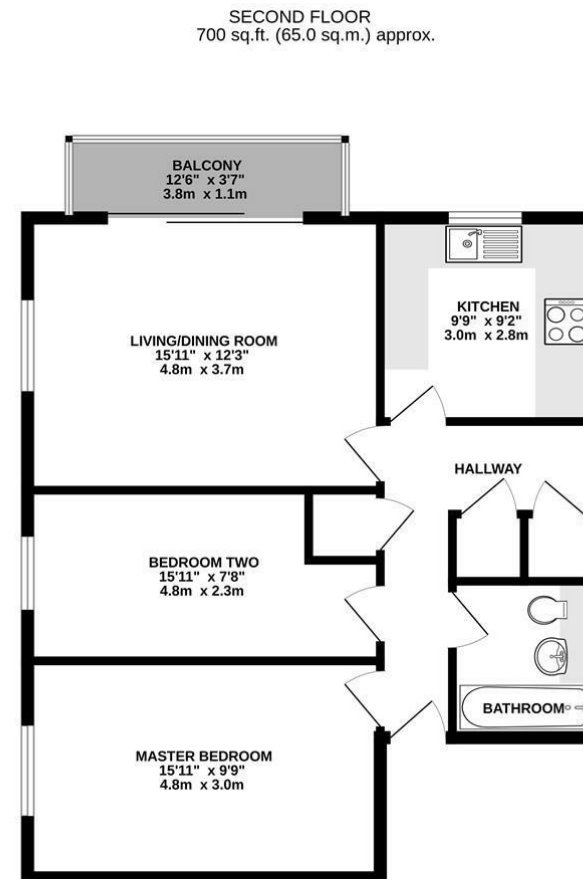
Rating Authority: - Dorset (Weymouth & Portland) Council
tax band C. Services: - Mains gas, electric & drainage.

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Generous sized
garage with power
and further parking
(including ample
visitor's parking)



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 : 700 sq.ft. (65.0 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 purchasers. 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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