



Rodwell Road | Rodwell | Weymouth | DT4 8QT

**Guide Price £210,000**

BEAUMONT  JONES

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Offered with no onward chain we are delighted to offer an immaculate and spacious two double bedroom top floor apartment within the popular purpose built block of Compass South in Rodwell. The property boasts a south facing balcony offering far reaching views out to sea, coastline and countryside. Two double bedrooms, spacious lounge/diner, kitchen, shower room, separate cloakroom, plenty of storage throughout, garage and communal parking around. Viewing is a must to be appreciated.

- Spacious Living Accommodation Throughout
- Far Reaching Sea Views From The Lounge/Diner & Balcony
- Garage and Communal Off Road Parking Within Development
- Offered with No Forward Chain
- Perfect First Time Purchase
- Located within Rodwell

### Full Description

Entrance into the main building is via a side aspect secure entry system with communal door leading into a communal hallway with stairs rising to all floors. Flat 9 is located on the top floor. From the entrance hallway of the flat, doors lead through to all accommodation. The generous sized lounge/diner boasts an abundance of space for furniture, feature fire place, wall mounted radiators, integral window allowing for plenty of light, door opening into the kitchen and a further double glazed sliding patio door opening out onto the balcony enjoying beautiful far reaching views out to sea and coastline. The spacious kitchen offers eye and base level



This spacious two bedroom top floor apartment is immaculately presented throughout and is located within the popular location of Rodwell only a short walk in Weymouth town centre.

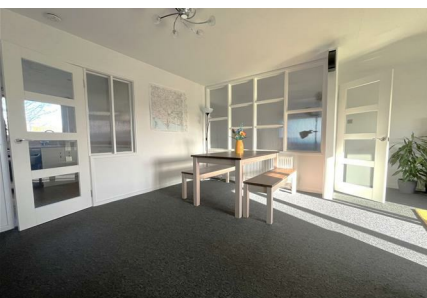


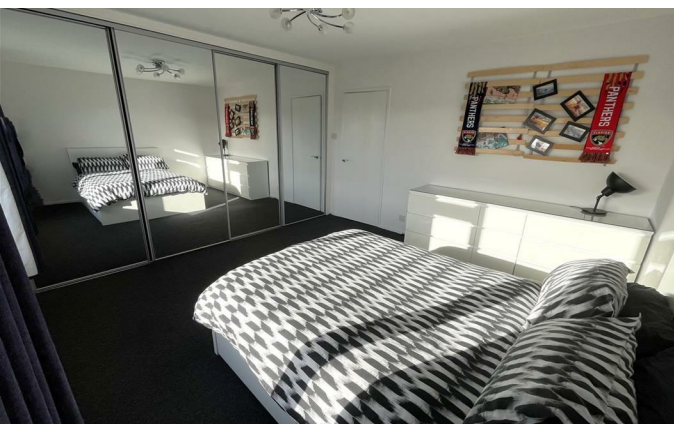
units with work surfaces over, integral oven, four ring gas hob and extractor fan over, space and plumbing for dishwasher, fridge/freezer and a rear aspect double glazed window with far reaching views out to the countryside hills. Returning to the hallway the remainder of the accommodation can be found as well as four storage cupboards, one housing the combination boiler, another currently set up as a utility cupboard with space and plumbing for washing machine and tumble dryer, access to large loft space via hatch with fixed loft ladder and doors to bedrooms, bathroom and separate WC.

Both bedrooms are generously sized doubles with the master offering far reaching sea views, built in wardrobes with sliding doors and a wall mounted radiator. Bedroom two is a further double with ample space for bedroom furniture, rear aspect double glazed window with lovely far reaching views over the countryside hills and a wall mounted radiator. The family shower room has partially tiled walls and offers a walk in shower with wall mounted mixer shower system over, low level WC, wash hand basin and a rear aspect double glazed window. The separate WC offers a low level WC, wash hand basin and a rear aspect double glazed window.

Outside there is a good sized balcony offering stunning far reaching sea views, space for table and chairs to enjoy the sunny south facing aspect. There is a garage within a block and there is easy off road parking around the block. Communal bike store and bin stores. The development has attractive communal gardens with mature shrubs and trees.

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 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.

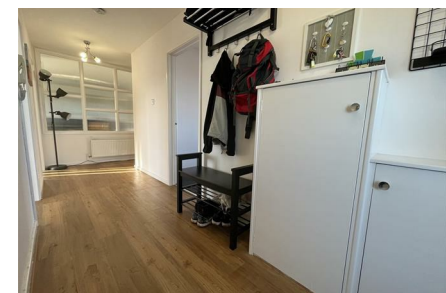
Rating Authority: - Dorset (Weymouth & Portland) Council.  
Council Tax Band B. Services: - Gas central heating. Mains electric & drainage.

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.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

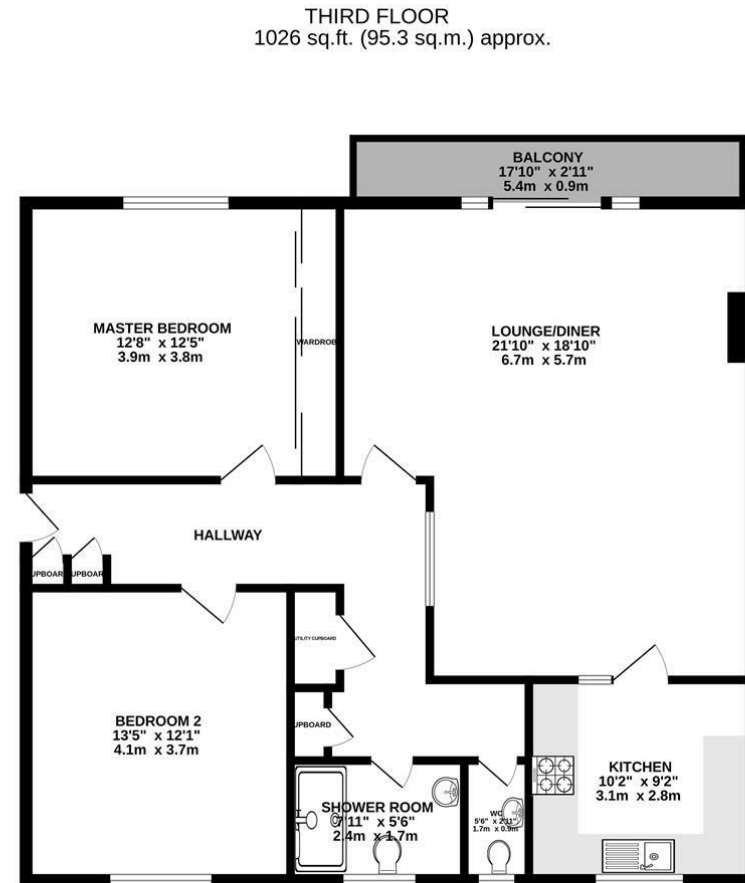


This property is  
being offered with  
no forward chain.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(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: 1026 sq.ft. (95.3 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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*We value more than your property*