



Connells

Rodwell Avenue
WEYMOUTH



Property Description

Connells Estate Agents are pleased to bring to the market a well presented TWO DOUBLE BEDROOM, CHARACTER COTTAGE boasting TWO RECEPTION ROOMS, enclosed rear garden. Marketed with NO ONWARD CHAIN this property is situated on the Rodwell Avenue within moments of WEYMOUTH HARBOUR & NEWTONS COVE.

Accommodation

Ground Floor

Entrance

Door leading into:-

Hallway

Stairs rise to the first floor. Ceramic flooring. Wall mounted consumer unit. Door leading into:-

Lounge

11' 6" max x 10' (3.51m max x 3.05m)
Front aspect double glazed box window. Wall mounted electric heater. Arch to

Dining Room

11' 7" x 8' 4" (3.53m x 2.54m)
Rear aspect double glazed window. Wall mounted electric heater.

Kitchen

10' 9" x 6' (3.28m x 1.83m)
Fitted kitchen with a range of wall and base units with worksurfaces over. Inset stainless double sink with taps. Space and plumbing for a washing machine. Under counter fridge freezer. Built in electric oven and hob with cooker hood over. Wall mounted heater. Understairs storage cupboard. Side aspect double glazed window. Side aspect double glazed door to garden.

First Floor

Half Landing

Storage cupboard. Door leading into:-

Bathroom

Suite comprising panelled corner bath with mixer taps and shower attachment, low level WC and wash hand basin. Tiling. Tiled flooring. Wall mounted electric heater. Shaver point.

Landing

Door leading into:-

Bedroom One

11' 5" x 11' 1" (3.48m x 3.38m)

Front aspect double glazed window. Three double fitted wardrobes. Wall mounted electric heater.

Bedroom Two

11' 7" x 9' (3.53m x 2.74m)

Rear aspect double glazed window. Wall mounted electric heater. Two double fitted wardrobes.

Outside

Front Garden

Rear Garden

Outside to the rear of the property there is a low maintenance garden which is primarily paved. There is a raised area with a garden shed and lower paved seating area, all fully enclosed and surrounded by mature plants and shrubs. Garden pond. Access to external toilet.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: E

Tenure: Freehold

view this property online connells.co.uk/Property/WEY306178



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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