



Connells

Rodwell Road
Weymouth



Property Description

A wonderfully positioned detached bungalow with stunning views over the chimney pots towards Brewers Quay and Weymouth Esplanade. The property is situated Rodwell Road and accessed via a Private Road.

This bay fronted property offers three bedrooms, generous sized lounge, dining room, light and airy kitchen plus a fitted shower room. Outside is a mature rear garden with raised private veranda to sit and take in the breath taking views. The front of the property is paved for low maintenance, with the benefit of a generous sized driveway leading to the property.

Entrance

Steps leading to:-

Entrance Porch

Door leading into:-

Hallway

Feature rear aspect double glazed window. Loft access. Exposed wooden flooring. Door leading into:-

Lounge

17' 9" x 11' 3" (5.41m x 3.43m)

Front aspect double glazed bay window. Wall mounted radiator. Feature fireplace. Exposed wooden flooring.

Dining Room

10' 9" x 9' 9" (3.28m x 2.97m)

Side aspect double glazed french doors providing access to the veranda. Exposed wooden flooring. Wall mounted radiator.

Kitchen

16' 5" x 6' 6" (5.00m x 1.98m)

Fully fitted kitchen with a range of wall and base units with worksurface over. Inset Belfast sink. Space and plumbing for a washing machine. Space for an upright fridge freezer. Tiling, Space for a range cooker. Wall mounted boiler. Two rear aspect double glazed windows which enjoy a southerly aspect.

Bedroom One

9' 9" x 14' 1" (2.97m x 4.29m)

Front aspect double glazed bay window. Exposed wooden flooring. Wall mounted radiator.

Bedroom Two

9' 9" x 10' 7" (2.97m x 3.23m)

Side aspect double glazed window which enjoys some sea views. Exposed wooden flooring. Wall mounted radiator.

Bedroom Three

7' 8" x 12' 7" max (2.34m x 3.84m max)

Front aspect double glazed window. Wall mounted radiator. Exposed wooden flooring.

Shower Room

Suite comprising shower cubicle, low level WC and wash hand basin. Wall mounted radiator.

Side aspect double glazed window.

Outside

Veranda

Enclosed area ideal for entertaining whilst enjoying the elevated views toward Brewers Quay and Weymouth Esplanade. Steps leading down to the rear garden.

Workshop

Cellar

Sun Room

16' 6" x 7' (5.03m x 2.13m)

Two rear aspect glazed windows.

Driveway

Ample parking for several vehicles. Pedestrian gate to leading to the property & rear garden.

Rear Garden

Enclosed mature wrap around garden with a variety of planting and shrubs. Access to the cellar, workshop and sun room.









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

T 01305 770 333
E weymouth@connells.co.uk

84 St. Thomas Street
WEYMOUTH DT4 8EN

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/WEY307752



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WEY307752 - 0009