



Connells

Rodwell Road
Weymouth



Property Description

A simply charming & spacious period semi detached house conveniently situated at Rodwell, just a short walking distance to Weymouth picturesque Marina & Town.

Built circa 1820 with colour washed rendered elevations under a slate roof, the accommodation is extremely spacious and ideal use suitable for an extended family.

Entrance

Wooden period glazed door leading into:-

Conservatory

16' 9" x 4' 8" (5.11m x 1.42m)

Front and side aspect glazed window. Pitched roof. Door leading into:-

Porch

Door leading into:-

Hall

Stairs rise to the first floor. Under stairs storage cupboard. Stripped wooden flooring. Access to the basement. Period skirting boards. Period dado railing. Door leading into:-

Second Reception Room

20' x 11' 3" (6.10m x 3.43m)

Front aspect double glazed feature window which enjoys views over the allotments towards Weymouth Esplanade. Period skirting boards. Period dado railing. Period cornice ceiling. Wall mounted radiator. Stripped wooden flooring. Wall mounted lighting units.

Sitting Room

17' 6" x 14' 7" (5.33m x 4.45m)

Rear aspect glazed doors providing direct access into the sun room. Two mounted wall mounted radiators. Stripped wooden flooring. Door leading into:-

Kitchen/ Dining Room

16' 5" x 9' 9" (5.00m x 2.97m)

Fully fitted kitchen with wall and base units with worksurfaces over. Inset stainless steel sink and drainer unit. Newly fitted wall mounted boiler. Space and plumbing for a dishwasher. Inset oven with five gas ring hob and extractor hood over. Ceramic flooring. Tiled walls.

Porch

Front aspect glazed upvc door.

Sun Room

8' 2" x 26' 5" (2.49m x 8.05m)

Rear aspect double glazed windows which enjoy a pleasant Westerly aspect over the rear garden. Spot lighting. Ceramic flooring. Feature glazed roof lantern. Door leading into:-

Store

11' 2" x 7' 8" (3.40m x 2.34m)

Plumbing and space for a washing machine, electric sockets and space for tumble dryer.

Sun Room Kitchen

8' 8" x 5' 6" (2.64m x 1.68m)

Fully fitted kitchen with a range of wall and base units with worksurfaces over. Inset stainless steel sink and drainer unit. Fitted four ring gas hob with cooker hood over.

Wc

Bathroom

Suite comprising paneled bath with mixer taps, fitted shower unit, wash hand basin and low level WC. Wall mounted radiator.

First Floor

Landing

Doors leading into:-

Bedroom One

18' 3" x 11' 4" (5.56m x 3.45m)

Front and side aspect double glazed windows which both enjoy pleasant views across Weymouth Bay. Wall mounted radiator. Period skirting boards. Period dado railing.

Bedroom Two

11' 6" x 14' 5" (3.51m x 4.39m)

Rear aspect double glazed window which enjoys views over the garden. Wall mounted radiator. Fitted cupboard. Period skirting boards. Period dado railing.

Bedroom Three

14' x 10' 8" (4.27m x 3.25m)

Front aspect double glazed window which enjoys views across Weymouth Bay. Wall mounted radiator. Period skirting boards. Period dado railing. Cupboard housing the water cylinder.

Bedroom Four

13' 9" x 9' 9" (4.19m x 2.97m)

Rear aspect double glazed window which enjoys views over the garden. Wall mounted radiator. Period skirting boards. Period dado railing. Two fitted wardrobes.

Bathroom Two

Suite comprising paneled bath with shower attachment over and wash hand basin. Wall mounted radiator. Feature skylight.

Wc

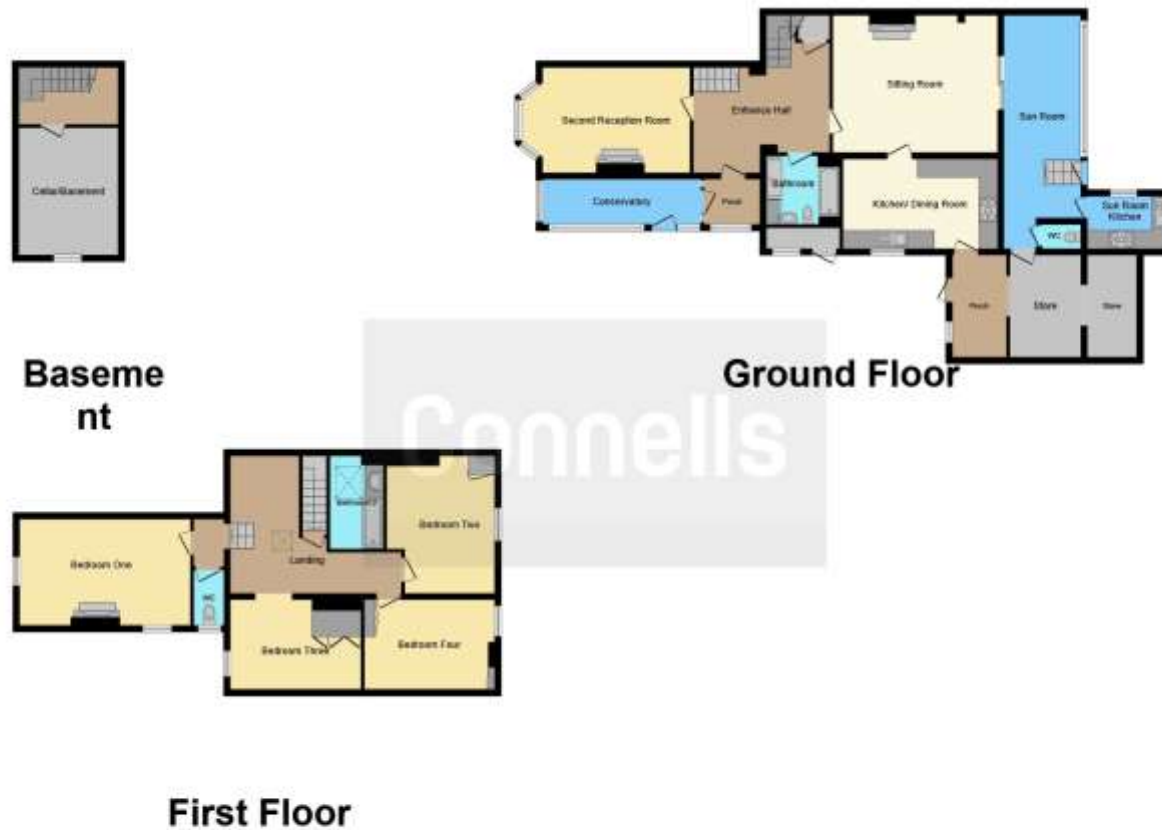
Outside

Outside, the front garden is lawned with shrub borders. A door at the rear leads to a utility room and store. The rear garden is a particular feature, extending over 175' in length with a timber patio, lawned gardens, outside store and gated access to a large vegetable garden with greenhouse. At the far end a gate leads to an area of partially uncultivated garden.









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.

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EPC Rating: D

Tenure: Freehold

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Property Ref: WEY307718 - 0013