



**Connells**  
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**FOR SALE**

NEW CLOSE GARDENS



### Property Description

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

The ground floor consists of a large lounge with bay window, dining room & large conservatory leading to the garden, a substantially sized kitchen towards the rear of the property and a ground floor W/C.

The first floor features three good sized double rooms, with a bay window to the front of the property and finally the family bathroom with a bath & separate shower cubicle, hand wash basin and W/C.

Externally the property boasts fully enclosed westerly garden, a garage and sustainable driveway for ample off road parking.

### Lounge

15' 10" x 14' 10" (4.83m x 4.52m)

Front aspect double glazed bay window. Wooden style flooring. Skirt boarding. Coving. Dado railing. Wall mounted radiator. Feature fireplace.

### Dining Room

19' 4" x 11' 10" (5.89m x 3.61m)

Wooden style flooring. Skirt boarding. Coving. Dado railing. Wall mounted radiator. Feature fireplace. Rear aspect double glazed french doors providing access into the conservatory.

### Kitchen

19' 1" x 10' 5" (5.82m x 3.17m)

Fully fitted kitchen comprising wall and base units with work surfaces over. Inset stainless sink. Space for rang cooker. Space for an upright fridge freezer. Complimentary tiling. Front aspect double glazed window. Wooden style flooring. Feature skylight. Rear aspect glazed door providing access into: -

### Entrance

Upvc door leading into: -

### Hallway

Stairs rise to the first floor. Skirt boarding. Coving. Wall mounted radiator. Door leading into: -

### Wc

Low level WC and wash hand basin. Side aspect double glazed window.

### Conservatory

26' 8" x 9' 4" (8.13m x 2.84m)

Tiled flooring. Spot lighting. Two skylights, Triple aspect double glazed windows which enjoys views over the garden. Wall mounted heater. Rear aspect double glazed french door providing access to the garden.



## First Floor

### Landing

Carpeted. Dado railing. Skirt boarding. Side aspect double glazed window. Door leading into: -

### Bedroom One

15' 11" x 14' 11" (4.85m x 4.55m)

Front aspect double glazed bay window. Carpeted. Skirt boarding. Coving. Dado railing. Wall mounted radiator. Feature fireplace.

### Bedroom Two

13' 1" x 11' 11" (3.99m x 3.63m)

Rear aspect double glazed window. Carpeted. Skirt boarding. Coving. Dado railing. Wall mounted radiator. Feature fireplace.

### Bedroom Three

10' 4" x 10' 4" (3.15m x 3.15m)

Rear aspect double glazed window. Carpeted. Skirt boarding. Coving. Dado railing. Wall mounted radiator.

### Bathroom

Impressive sized room, suite comprising roll top bath, shower unit, low level WC and wash hand basin. Tiled walls. Front and side aspect double glazed windows. Extractor fan. Wall mounted radiator.

### Second Floor

### Loft Room

17' 2" narrowing to 11' 9" x 14' 3" (5.23m narrowing to 3.58m x 4.34m)

### En Suite

11' 6" x 3' 6" (3.51m x 1.07m)

### Outside

### Rear Garden

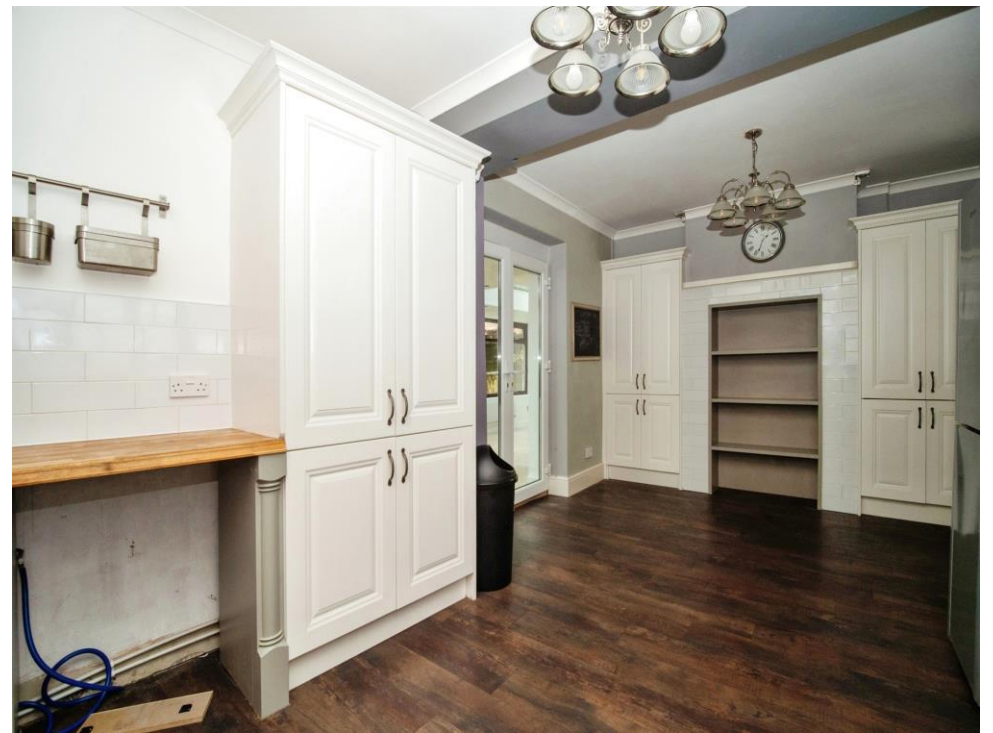
Fully enclosed garden which enjoys a Westerly aspect, which is paved with a variety of planting and shrubs. Steps lead up to the second section with access to the garage.

### Driveway

Substantial sized driveway providing ample parking for several vehicles.

### Garage









**Ground Floor**

**First Floor**

**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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