



Instinct Guides You



Rodwell Road, Weymouth £285,000

- Allocated Parking
- Three Double Bedrooms
- Westerly Garden
- Two Reception Rooms
- Some Sea Views
- Character Features
- Close To Harbour & Town Amenities
- No Onward Chain



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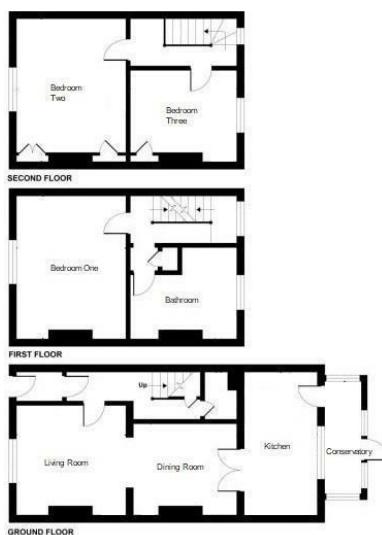
A well-presented three double bedroom period home being sold with no onward chain, offering generous proportions throughout together with the rare advantages of parking and a westerly facing rear garden. Ideally positioned close to the harbourside and the Rodwell Trail, the property enjoys a highly sought-after location with a wide range of amenities close by.

The accommodation begins with a welcoming vestibule providing useful space for coats and footwear before opening into the main living areas. The living room is a generous and inviting space with ample room for furniture, centred around a feature fireplace which creates an attractive focal point, and flows seamlessly into the dining area before continuing through to the kitchen at the rear. This open-plan arrangement provides a modern feel while retaining the charm and character expected of a property of this age. The kitchen is fitted with a range of units and incorporates a built-in oven and hob, while the ground floor is completed by a conservatory and a useful cloakroom beneath the stairs.

To the first floor, the principal bedroom spans the full width of the property at the front and is substantial in size, offering flexibility for a variety of furniture layouts, while the adjacent bathroom continues the theme of generous proportions and is fitted with a shower cubicle, bath, wash hand basin and WC.

Rising to the second floor are two further double bedrooms, with the second bedroom enjoying pleasant rooftop views across Rodwell towards the sea.

Externally, the rear garden has been designed with low maintenance in mind and provides an excellent space for entertaining, benefitting from a westerly aspect which makes it a particular sun trap, while a pedestrian gate leads directly to a car park where the property uniquely benefits from one allocated parking space.



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.