



AUSTIN
ESTATE AGENTS

Old Castle Road

Rodwell

Weymouth

Dorset

DT4 8QB

£575,000

SUMMARY

- Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor Shower Room & First Floor Bathroom
- Double Glazing & Gas Central Heating
- Front & Rear Gardens
- Driveway & Garage
- No Onward Chain
- Walking Distance of Sandsfoot Castle & Beaches





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch

Entrance Hallway

Lounge 11' 10" max x 21' 4" max (3.60m max x 6.49m max)

Dining Room 9' 11" x 9' 5" (3.01m x 2.86m)

Kitchen 8' 0" x 17' 6" (2.43m x 5.33m)

Inner Lobby

Bedroom Two 8' 8" x 13' 2" (2.65m x 4.02m)

Shower Room 4' 4" x 7' 3" (1.32m x 2.22m)

FIRST FLOOR

First Floor Landing

Bedroom One 9' 11" plus recess x 10' 10" (3.01m plus recess x 3.31m)

Bedroom Three 10' 1" x 10' 0" (3.07m x 3.05m)

Bedroom Four 8' 0" x 7' 1" (2.43m x 2.16m)

Bathroom 8' 6" max x 5' 9" max (2.58m max x 1.76m max)

OUTSIDE

Front Garden

Driveway

Integral Garage

Rear Garden

THE PROPERTY

Situated in the prestigious Old Castle Road in Weymouth and offered for sale with no onward chain is this detached family residence, a very short stroll from Sandsfoot Castle with beautiful, far reaching, coastal views towards the Isle of Portland and it's bustling harbour. The property does require some updating but we highly recommend viewing to fully appreciate the superb location of this family home.

On the ground floor, the entrance porch leads into the inviting reception hallway with doors to the lounge, kitchen, inner lobby area and a useful storage cupboard. The spacious lounge is situated to the front of the property with a large double glazed window giving an abundance of natural light. Double opening doors at the rear of the room naturally flow onto the dining room, enjoying large double glazed patio doors overlooking and leading to the rear garden. An archway from the dining area gives access to the kitchen. This room is well proportioned with a good range of eye level and base units as well as ample space for additional domestic appliances. A double glazed window and door also offer pleasant views and alternative entry to the rear garden. An inner lobby accessed from the hallway hosts doors to the garage, a ground floor shower room and an additional room offering versatile use as a ground floor bedroom or further reception room.

Stairs rise to the first floor where three further bedrooms and the family bathroom are located. Two of the bedrooms are good sized double rooms with the fourth bedroom a spacious single room. The family bathroom comprises a panelled bath with shower mixer tap, pedestal wash hand basin and WC.

Externally, to the front of the property is a garden area planted with attractive shrubs and shingle. To the side is a driveway, providing off road parking and leading to an integral garage. The fully enclosed rear garden boasts a large patio adjacent to the property, ideal for alfresco entertaining with a feature pergola. The remainder of the garden is predominately laid to lawn with pleasantly planted borders.

The property is situated in Old Castle Road. A jewel of Weymouth, due to its proximity to Sandsfoot Gardens and local beaches, which are a stone's throw from this house. The Rodwell Trail, which provides pedestrian walks into Weymouth town centre and along the coastline to Smallmouth Bay in Portland Harbour. Local shops and amenities, including bus routes to surrounding areas are close by. The picturesque inner harbour and Newton's Cove are a short walk away.

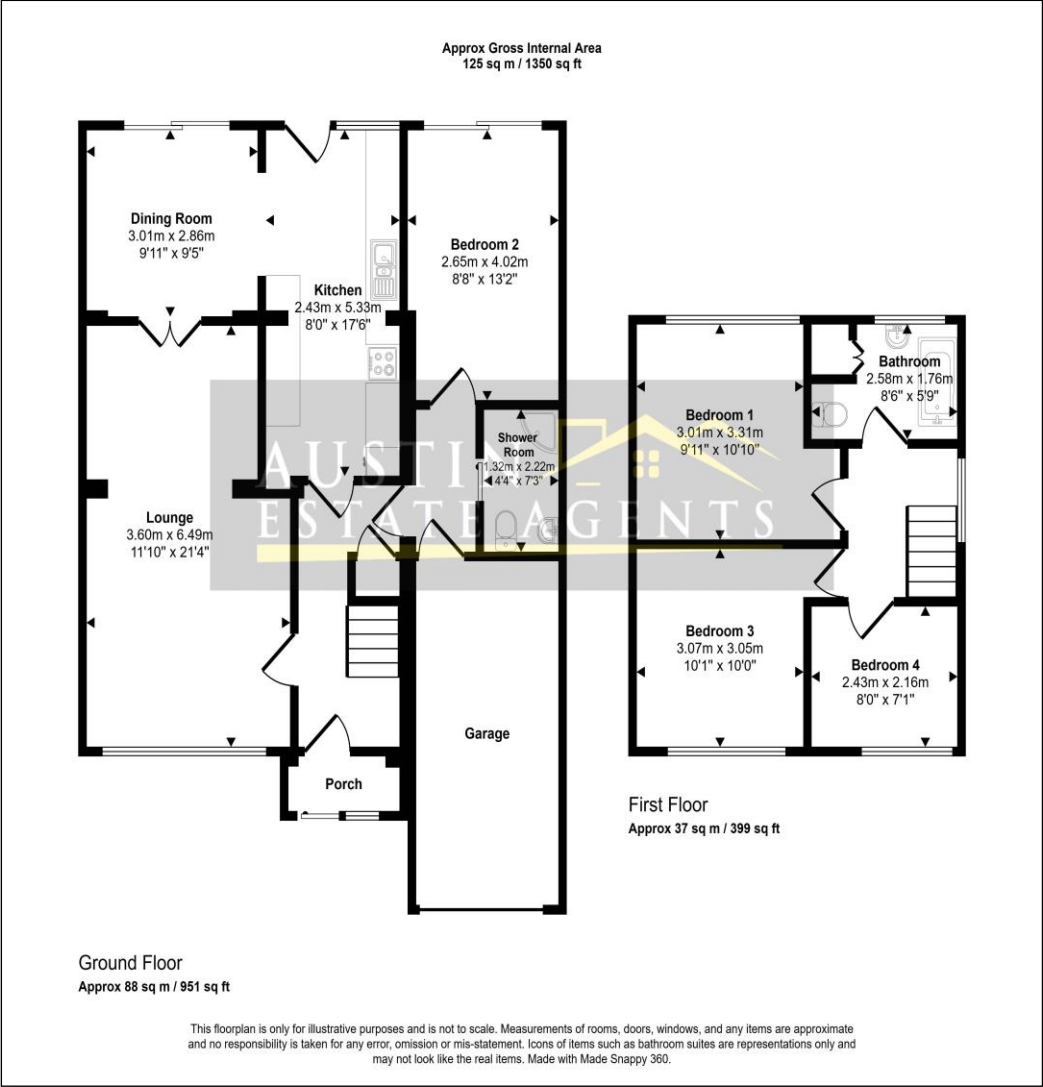
For further information, or to make an appointment to view this family home, please contact Austin Estate Agents.



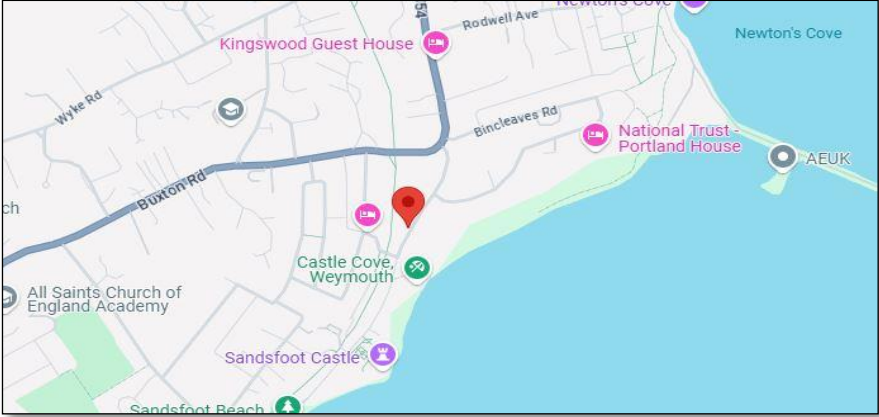




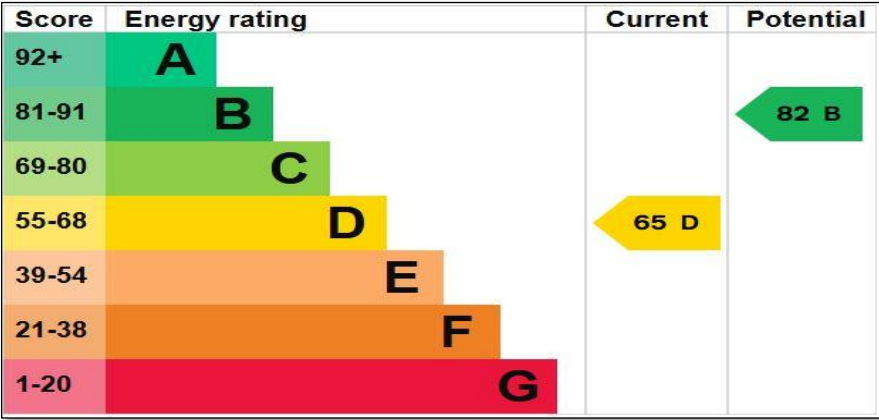
FLOORPLAN:



LOCATION:



EPC:



COUNCIL TAX RATING: E **TENURE: Freehold**

Austin Estate Agents 115 Dorchester Road, Weymouth, Dorset, DT4 7JY Phone: 01305 858470 www.austinpropertyservices.co.uk

MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.