



Southdown Road | Rodwell | Weymouth | DT4 9LJ

£335,000

BEAUMONT  JONES

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This spacious and immaculate four bedroom semi-detached house is located in the popular Rodwell location, close to Weymouth town centre, Hope Square and the harbour. Beautifully presented accommodation includes; open plan living/dining room, modern kitchen, four bedrooms (three doubles) and stylish family bathroom. There are some lovely views from the second floor bedroom over Rodwell and towards the sea. Externally there is a pretty enclosed rear garden.

- Semi- Detached Character Home
- Beautifully Presented Through-out
- Close to Sandfoot Beach & The Rodwell Trail
- Four Bedrooms (Including Converted Loft)
- Popular Rodwell Location
- Pretty Enclosed Rear Garden

Full Description

Accommodation

This beautifully presented home is spacious and light with high ceilings throughout. Access is via the composite front door opening into a welcoming spacious hallway, stairs rising to the first floor, understairs storage and doors to the following rooms. The open plan living/dining room is a spacious and inviting area. The living space is an excellent size with attractive bay window and focal fireplace. The dining area offers patio doors providing access and views over the rear garden along with plenty of space for a table.

The modern kitchen offers a range of high gloss wall and base units providing ample storage with additional wall units making the most of the lovely high ceilings. Appliances are all built-in creating a sleek and modern feel, they include oven, hob, fridge, freezer, dishwasher and washing machine. There is a full glazed door opening into the garden and providing



A spacious four bedroom semi-detached character house set in Rodwell



further light. Returning to the hallway, stairs rise to the first floor landing with light side aspect window and doors opening into the following accommodation. The master bedroom is an excellent sized double bedroom with attractive bay window and front aspect. Bedroom two is an generous sized double bedroom with large rear aspect window. Bedroom three is single bedroom with aspect window, this would also make a lovely home office. The family bathroom is beautifully finished with a modern suite and tiles including inset tiled shelving, the suite is composed of a bath with shower and glass screen overhead, low level WC and pedestal wash hand basin.

From the first floor, stairs rise to the second floor bedroom four. This is an excellent sized room and would also make an excellent master bedroom or bedroom for an older children. There is access to some eaves storage and double front and rear aspect velux windows. The rear aspect window offers attractive open views over Rodwell, out to sea and beyond.

Outside

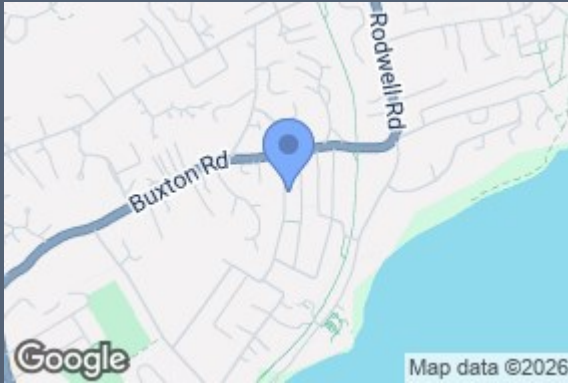
To the front of the property is a small front garden laid to slate for ease of maintenance and pathway leading to the front door. There is a generous sized gated side access leading through to the garden. The rear garden has a large raised decked area offering plenty of space for garden furniture. A few steps lead down to a level lawn area with pretty raised planted borders.

Location

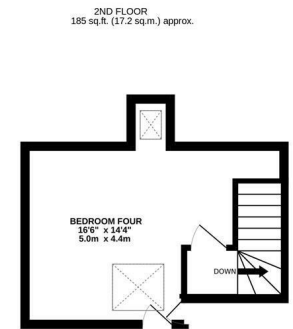
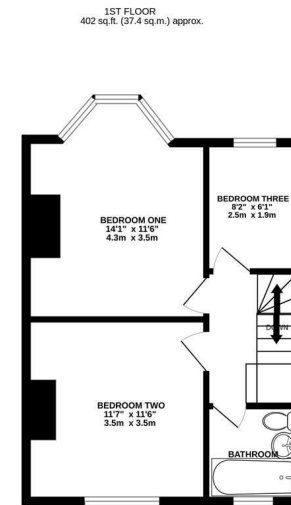
Located in Rodwell on the outskirts of Weymouth's town centre and within walking distance of Weymouth's picturesque working harbour. Within close proximity to local amenities, excellent travel links including bus routes and Weymouth train station (direct links to London, Waterloo), Weymouth harbour and coastal walks. Weymouth's award-winning beach and town centre is a casual walk away. For a quieter retreat Sandsfoot Gardens and beach can be found nearby along with the popular Rodwell Trail offering coastal walks and a cycle path. A family friendly location with well-regarded primary & secondary schools nearby and within catchment.

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band C. Services: - Gas central heating. Mains electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities. Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 982 sq.ft. (91.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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