





Everest Road

Rodwell, Weymouth DT4 0DQ

- Substantial Semi Detached Family Home
- Two Reception Rooms
- Contemporary Shower Room & Ground Floor WC
- Front Driveway
- Sea Views to the Rear
- Three Double Bedrooms
- Modern Fitted Kitchen & Separate Utility Room
- Double Glazing & Gas Central Heating
- Large Rear Garden
- Easy Access to the Town Centre & Harbour



Offers In The Region Of £330,000 Freehold







SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge
11'2" max x 13'11" max into bay

Dining Room
10'3" max x 12'3"

Kitchen
10'5" max x 11'9" max

Utility Room
10'3" max x 5'3" max

WC

FIRST FLOOR

First Floor Landing

Bedroom One
11'5" max x 14'5" max into bay

Bedroom Two
10'4" max x 12'5"

Bedroom Three
7'9" to storage x 11'5"

Shower Room
6'7" x 7'5"

OUTSIDE

Front Driveway

Rear Garden

We are delighted to offer for sale this substantial family home with sea views to the rear, situated within walking distance of the town centre and harbour of Weymouth. The property enjoys two reception rooms, a modern fitted kitchen, utility room, a ground floor cloakroom, three double bedrooms and a contemporary shower room with double glazing and gas central heating. To the outside is a driveway to the front and a large garden to the rear.

The entrance door gives access to an inviting reception hallway with staircase ascending to the first floor and doors to the two reception rooms, kitchen and two storage cupboards. The lounge is situated to the front with a large, double glazed, bay window flooding the room with natural light and a fireplace providing a pleasant focal point. The separate dining room features an open fireplace with a large double glazed window overlooking the rear garden. Accessed from the hallway is the modern fitted kitchen, which is fitted with a range of eye level and base units and range cooker and stainless steel extractor canopy. A door at the rear naturally flows to a utility room with additional storage and plumbing for a dishwasher and washing machine as well as space for a tumble dryer. Additional doors lead to the ground floor WC and rear garden.

The first floor landing, with side aspect window, hosts doors to the three double bedrooms and family shower room as well as access to the loft. Bedroom one is situated to the front of the property, boasting a large, double glazed, bay window and a cast iron ornamental fireplace. Bedrooms two and three are found at the rear and enjoy sea views from double glazed windows. All of the bedrooms are tastefully decorated. The shower room is contemporary in design with a large walk in double shower cubicle, vanity wash hand basin and low level WC.

Externally, to the front is a block paved driveway providing off road parking for one vehicle. The large rear garden enjoys a raised patio area adjacent to the property, where the distant sea views can be enjoyed and creating an ideal area for alfresco entertaining. Steps lead down to the garden which is laid to lawn. At the end of the garden is a shed and another area of the garden which could be used as a vegetable plot or an additional seating area.

Situated in the popular residential location of Rodwell. Local shops and amenities are within close proximity including a well-regarded primary school and doctors' surgery as well as bus routes to surrounding areas. The picturesque inner harbour and town centre are within walking distance.

For further information, or to make an appointment to view this fantastic property, please call Austin Estate Agents.

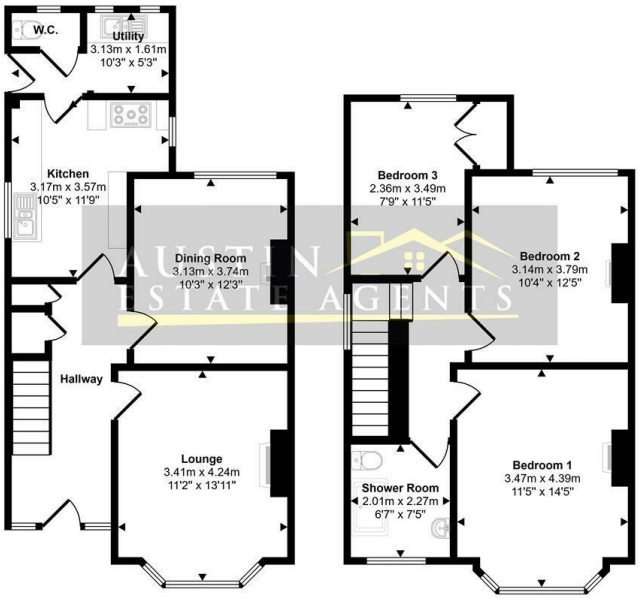






Local Authority **Dorset Council**
Council Tax Band **C**
EPC Rating **D**

Approx Gross Internal Area
102 sq m / 1099 sq ft



Ground Floor
Approx 52 sq m / 565 sq ft

First Floor
Approx 50 sq m / 534 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.