



**Connells**

Rodwell Street  
Weymouth





### Property Description

The sitting room, situated at the front of the property, is a bright and airy space with room for furniture with access from the hallway leading through to a dining room and recently fitted kitchen. The modern kitchen is a good size with a range of high gloss cabinets, ample work surfaces and built in appliances. Finishing the ground floor is the impressive bathroom.

Ascending to the first and second floors there are four generous sized bedrooms. To the first floor is bedroom one spanning the width of the property and bedroom four. The second floor is two further bedrooms with views being enjoyed to the rear and again a spacious room spanning the width of the property with plenty of space for all bedroom furniture.

The rear courtyard is a great place for a table and chairs to relax and enjoy the sunshine.

### Sitting Room

11' 9" x 11' 8" ( 3.58m x 3.56m )

Front aspect double glazed window. Wall mounted radiator. Power points. Feature fireplace. Skirt boarding. Period coving.

### Dining Room

10' 10" x 10' ( 3.30m x 3.05m )

Wooden style flooring. Wall mounted radiator. Skirt boarding. Coving. Power points. Arch leading into:-

### Kitchen

10' 9" x 7' 8" ( 3.28m x 2.34m )

Fully fitted kitchen with a range of high gloss wall and base units with worksurafces over. Inset stainless steel sink. Inset electric oven and hob. Integral fridge freezer. Tiling. Power points. Space and plumbing for a washing machine. Space for fridge freezer. Wall mounted boiler. Rear aspect double glazed window. Rear aspect double glazed upvc door providing access to the courtyard.

### Bathroom

10' 10" x 6' 9" ( 3.30m x 2.06m )

Impressive suite, comprising sunken bath, low level WC and wash hand basin. Wall mounted radiator. Tiling. Rear aspect double glazed window.

### Entrance

Door leading into:-

### Porch

Glazed wooden door leading into:-

### Hallway

Carpeted. Stairs rise to the first floor. Door leading into:-



## First Floor

### Landing

Carpeted. Rear aspect glazed sash window. Door leading into:-

### Bedroom One

15' 3" x 11' 7" ( 4.65m x 3.53m )

Front aspect double glazed bay window. Carpeted. Skirt boarding. Feature fireplace with surround. Power points. Wall mounted radiator.

### Bedroom Four

10' 10" x 9' 11" ( 3.30m x 3.02m )

Rear aspect glazed sash window. Carpeted. Skirt boarding. Power points. Wall mounted radiator. Feature fireplace.

## Second Floor

### Landing

Carpeted. Loft access. Door leading into:-

### Bedroom Two

15' 3" x 11' 6" ( 4.65m x 3.51m )

Front aspect double glazed window enjoying some distant views toward Newtons Cove. Carpeted. Power points. Wall mounted radiator.

### Bedroom Three

10' 10" x 9' 11" ( 3.30m x 3.02m )

Rear aspect glazed sash window enjoying direct views over Weymouth Marina. Carpeted. Power points. Wall mounted radiator.

## Outside

### Courtyard



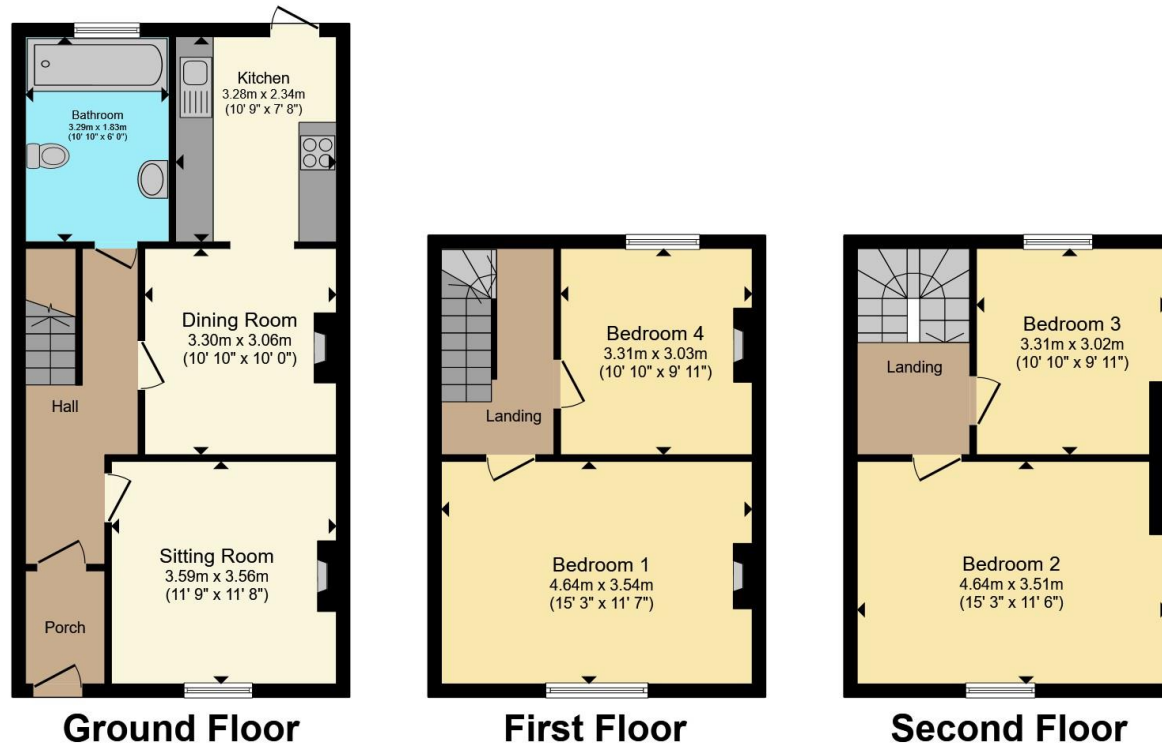












Total floor area 120.3 m<sup>2</sup> (1,295 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01305 770 333**  
**E [weymouth@connells.co.uk](mailto:weymouth@connells.co.uk)**

84 St. Thomas Street  
 WEYMOUTH DT4 8EN

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WEY309593](http://connells.co.uk/Property/WEY309593)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WEY309593 - 0011