



Franchise Street | Rodwell | Weymouth | DT4 8JX

**Offers Over £375,000**

BEAUMONT  JONES

## Franchise Street | Rodwell Weymouth | DT4 8JX Offers Over £375,000

We are delighted to offer a well-presented and spacious four double bedroom period terraced home with off road parking and a painted white line on the road for guaranteed additional parking situated within walking distance of the town centre and harbour. Built in 1896 this beautiful home has been modernised to a high standard whilst retaining many original features. Laid out over three floors the property comprises a bay fronted living room, dining room/office, breakfast room with a side bay window opening into a spacious kitchen with sliding patio doors leading out onto a low maintenance rear garden with gated rear access. The first floor offers three generous sized bedrooms and a contemporary shower room. The second floor boasts a large master bedroom with en-suite bathroom enjoying far reaching views over Weymouth. This room can also be self-contained and used for Air BnB.

- Four Double Bedroom Period Terraced House
- Abundance of Living Space Throughout
- Modernised to a High Standard Whilst Retaining Original Features
- Block Paved Frontage Providing off Road Parking for a small Car Plus a Painted White Line
- Three Reception Rooms
- Low Maintenance Rear Garden with Gated Rear Access
- Walking Distance to The Town Centre & Harbour
- Two Bathrooms with Master En-suite

### Full Description

Entrance into this beautiful period terraced home is via a front aspect double glazed door leading into an inner hall with a wooden glazed door leading through to the hallway, stairs rise to the first floor, open under stairs storage and doors lead through to the ground floor accommodation. The generous sized bay-fronted living room offers lots of natural light with a front aspect double glazed window and a beautiful feature open fireplace. Adjacent to the living room is a further reception room which can be used as a separate dining room/office/snug or even an additional bedroom offering great space with a rear aspect double glazed window and a wood burning stove. The third reception area is the ideal breakfast/dining room opening into



This beautiful period terraced home offers an abundance of living space throughout located within walking distance to the town centre & harbour.



the kitchen, this generous sized room boasts a side aspect double glazed bay window and a wood burning stove. The fitted kitchen comprises eye and base level units with work surfaces over, double oven with inset five ring gas hob and extractor hood over, space and plumbing for a washing machine, space for an upright fridge and freezer, wall mounted gas boiler, side aspect double glazed window and a set of rear aspect double glazed sliding patio doors leading out onto the garden.

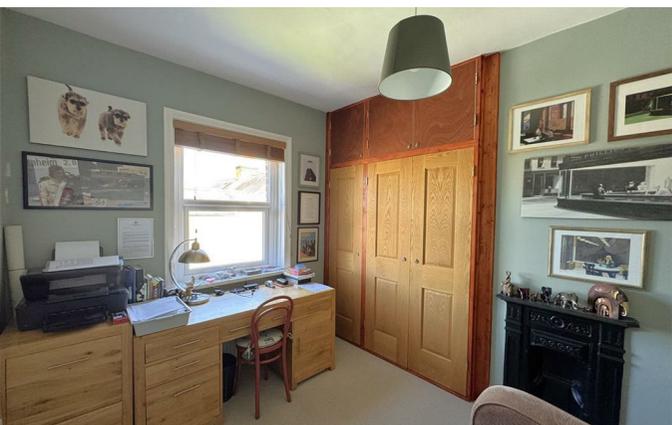
The first floor offers a generous sized landing with stairs rising to the second floor, loft access via a hatch and doors lead through to three generous sized bedrooms and a modern contemporary shower room. Bedroom two currently used as the master bedroom offers an abundance of space with a two front aspect double glazed windows one of which is a bay window, feature fireplace and plenty of space for a large bed and furniture. Bedroom three is a generous sized double room with a rear aspect double glazed window, feature fireplace and plenty of space for a large bed and furniture. Bedroom four is a further double offering built-in storage cupboards/wardrobes, feature fireplace and a rear aspect double glazed window. The shower room comprises a modern and contemporary suite including a double shower cubicle with a wall mounted mixer shower system, floating double vanity sink unit with drawers, low level WC, wall mounted towel rail heater, wall mounted heated mirror, and a side aspect double glazed window.



The second floor offers a landing area with a rear aspect skylight with a door leading into the master bedroom offering an abundance of space with slightly eaved ceilings, front aspect double glazed Dorma window, plenty of space for a large bed and furniture and a door leads through to the modern en-suite bathroom. This room can be self-contained and used for Air BnB. The en-suite comprises a suite including a panel enclosed bath with shower attachment, shower cubicle with a wall mounted mixer shower system, vanity wash hand basin, low level WC, wall mounted radiator and a rear aspect double glazed window enjoying far reaching views over Weymouth.

Outside offers a fence enclosed low maintenance rear garden laid to patio and artificial grass. The side is laid to block paving and





there is gated rear access leading out onto Love Lane. The garden also offers a shed with power points and lighting as well as external power points located within the garden plus water supply. The front offers a block paved driveway providing off road parking for a small car, external power point and a painted white line on the road in front of the house for guaranteed additional parking.

The property is ideally situated within minutes from Weymouth's picturesque harbour in Rodwell. The atmospheric and highly popular Hope Square is literally a few minutes' walk away, boasting a small number of shops, galleries, open air cafes and restaurants. There are numerous delightful walking opportunities close by including the Nothe Gardens and historic fort or simply walking along to the stone pier to take advantage of the sea views and fishing opportunities. Alternatively, Weymouth town centre can be reached by crossing the town bridge. The sweeping blue flag sandy beach, Georgian esplanade, leisure and entertainment facilities, shops and businesses make for a bustling town centre, all just a short walk away. Rail links from Weymouth to London or Bristol and an improved road network makes the area very accessible.

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

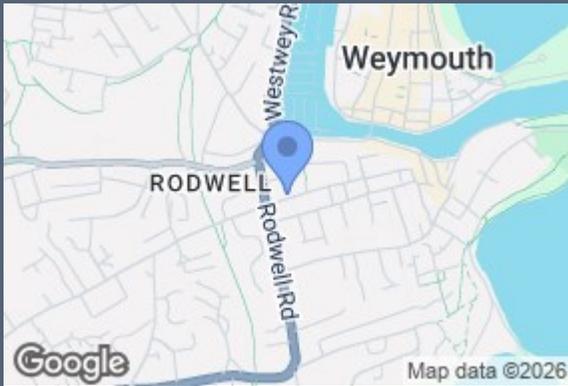
Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or 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.



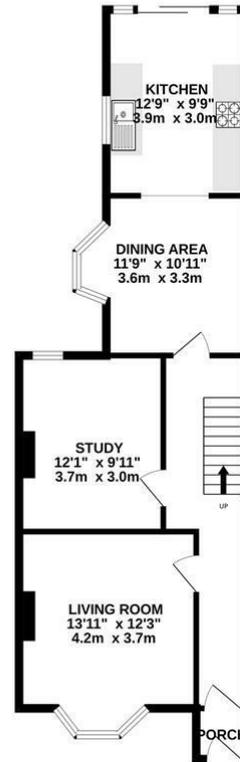
Modernised to a high standard whilst retaining original features and laid out over three floors.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



2ND FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 1536 sq.ft. (142.7 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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*We value more than your property*

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