



Horsford Street | Rodwell | Weymouth | DT4 8UH

Asking Price £285,000

BEAUMONT  JONES

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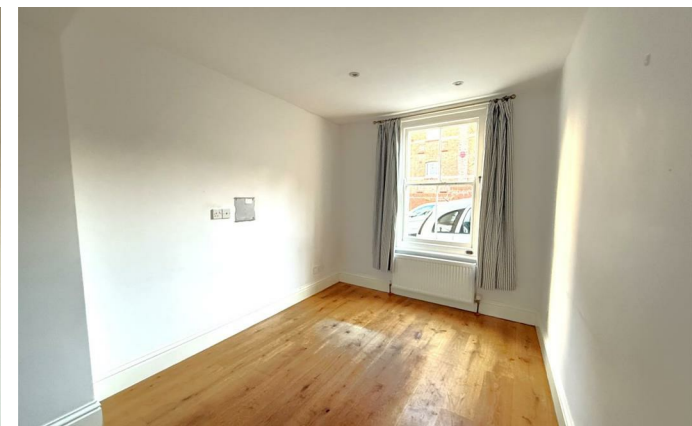
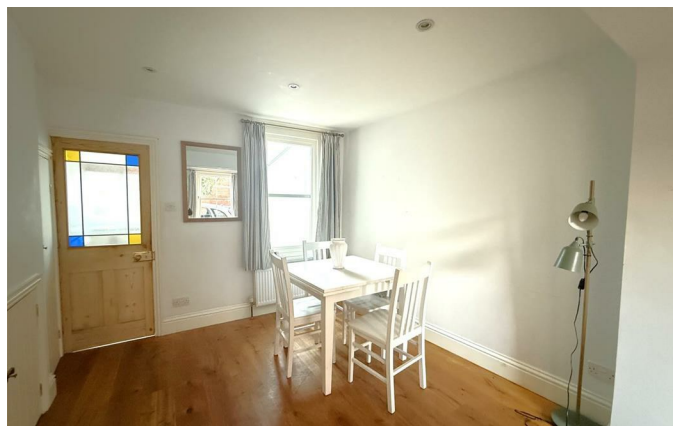
This charming cottage is set just off Hope Square, moments from Newtons Cove and Weymouth Harbour. Well presented throughout with sitting/dining room, kitchen with lean-to area, two bedrooms and bathroom on the first floor and bedroom three/loft room on the second floor. To the rear is a lovely private, south westerly facing garden.

- Set just off Hope Square & Moments from Newtons Cove
- Private Sunny South-Westerly Rear Garden
- Charming Character Cottage
- Well-Present Through-out

Full Description

Accommodation

This charming cottage is located just moments from Newtons Cove and Hope Square, well presented throughout, this would make an ideal holiday let/additional home or home for harbour living. Access into the property is via the front door opening into a entrance hall and further wooden door into the hallway. There are stairs to the first floor and door opening into the sitting/dining room. This generous sized rooms offers ample space for both comfortable furniture and a dining table. There is access to two



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understairs storage cupboards and further door into the extended kitchen. The kitchen offers ample eye and base units with space for an oven, washing machine and dishwasher. The kitchen is open to the lean-to area with patio doors opening into the garden.

Returning to the hallway, stairs from the ground floor rise to the first-floor landing with storage cupboard and doors to the following rooms. Bedroom one, a lovely sized double bedroom with front aspect window and access to understairs storage. Bedroom two is to the rear of the property with a double aspect to the rear and side providing light and lovely open views over the surrounding area. The bathroom is a good size with rear aspect window, white suite includes; bath and shower attachment over head, low level WC and wash hand basin. From the first-floor landing, a door opens to stairs which rise to a good size bedroom three/loft room, there are 2 Velux windows and access to useful eaves storage.

Outside

The pretty enclosed rear garden is very private and laid to gravel for ease of maintenance, south westerly in direction, this is a sun trap offering plenty of space for garden furniture and there is a shed for storage.

Location

Centrally located with all of Weymouth's picturesque destinations on the doorstep. Just a short stroll away is Weymouth Harbourside and vibrant Hope Square with iconic brewery building offering a choice of bistros, restaurants and pubs. The pretty Nothe Gardens offer open space and wonderful walks with Newton's Cove and Sandsfoot beach offering a quieter spot to enjoy the sea. Weymouth Esplanade



and beach is just a short walk from the property and enjoys an award-winning sandy beach adjacent to the town centre which enjoys a good variety of shops.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band B.

Services: - Gas central heating, Mains electric & drainage.

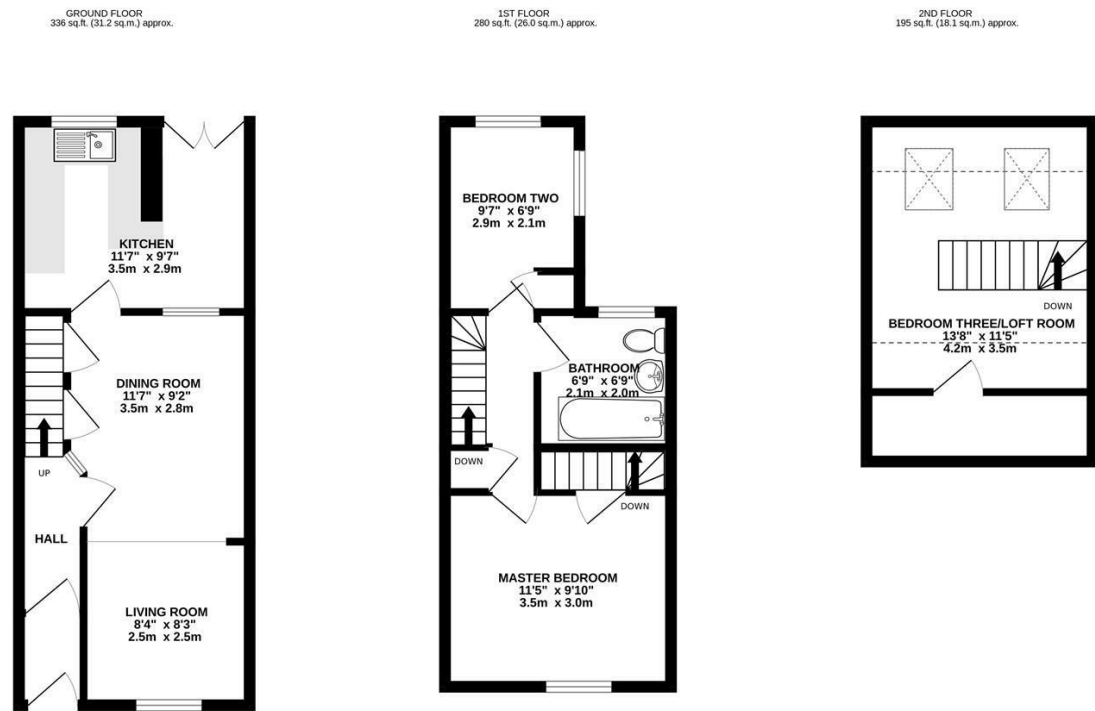
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Enclosed, private
south-westerly
facing rear garden.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 811 sq.ft. (75.4 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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