



Spring Avenue | Rodwell | Weymouth | DT4 8XA

**Offers Over £450,000**

BEAUMONT  JONES



**Spring Avenue | Rodwell**  
**Weymouth | DT4 8XA**  
**Offers Over £450,000**

This light & airy three bedroom detached house is located in the popular location of Rodwell, being moments from Hope Square, Newtons Cove & Weymouth Harbour. Spacious accommodation through-out include; sitting room, kitchen/diner, conservatory, downstairs cloakroom, integral access into the garage (with utility space), three bedrooms and modern shower room. There are some sea views from the first floor, a generous sized garage, driveway and enclosed garden.

- Three Bedroom Detached House
- Moments from Hope Square, Newtons Cove & Weymouth Harbour
- South Westerly Facing Garden
- Spacious & Well-Presented Through-out
- Generous Sized Kitchen/Diner overlooking the Garden
- Large Garage (with Utility Space) & Driveway

**Full Description**

**Accommodation**

Entrance to the property is via the front door opening into a welcoming hallway with solid oak flooring, there are stairs rising to the first floor, two useful understairs storage cupboards and access to the ground floor accommodation. The spacious sitting room is a light room with large front aspect window, there is a focal fireplace and plenty of space for furniture. The kitchen/diner is a spacious family friendly/social space with views over the well-kept garden. The kitchen offers ample of wall and base units with a built-in





A light & airy three bedroom detached house in Rodwell, moments from Hope Square, Newtons Cove and Weymouth Harbour.



dishwasher, oven, grill & hob. there is plenty of space for a freestanding fridge/freezer and dining table. Patio doors from the dining section of the room open into a conservatory - a lovely spot to sit and enjoy the gardens with further patio doors giving access.

From the kitchen a door opens into the rear lobby with further doors opening into a large pantry, downstairs cloakroom with low level WC & wash hand basin, integral access into the garage (with utility space) and door opening on the side access.

From the hallway, stairs rise to the first floor landing with access to the remainder of the accommodation. The spacious master bedroom offers ample built-in wardrobes and storage. The light and large front aspect window offers a pleasant open outlook with some distance sea & coastal views. Bedroom two is an excellent sized double bedroom with rear aspect window offering views over the rear garden. Bedroom three is a generous sized single bedroom or would make a wonderful office space with similar front aspect views including sea glimpses. The modern shower room has been beautifully appointed. There is a large walk-in shower, low level WC and wash hand basin with vanity storage underneath.

#### Outside

To the front of the property is a driveway providing parking for one car, the front garden has been tastefully terraced and laid to gravel, there is scope to create further parking. The garage is a generous sized single garage with up and over door and side aspect window. There is power and light and space for a utility area to the rear along with parking. The rear garden is accessed via the conservatory or side access, there is a patio & gravelled area abutting the conservatory and rear of the property which leads a generous sized lawned area. Follow the sun round with a further patio area







for the morning sun in the top corner of the garden whilst being privately screened and softened with attractive shrub and plants to the borders.

#### 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 D.

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

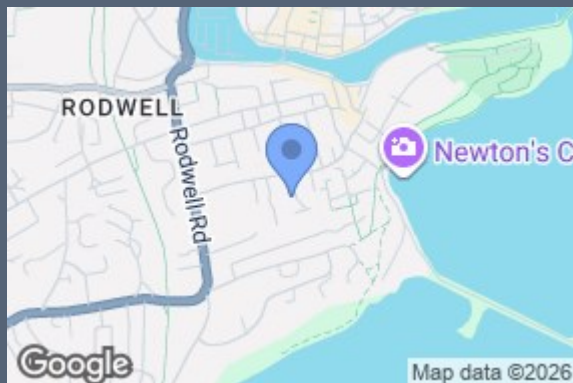
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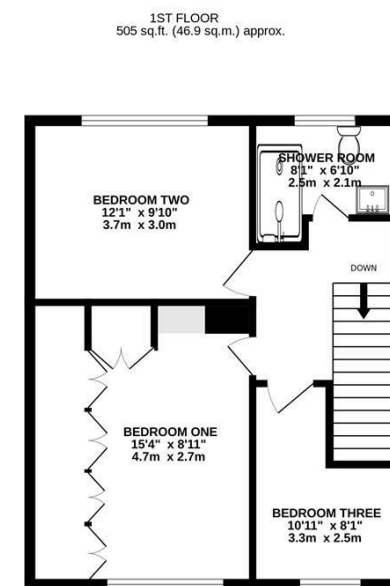
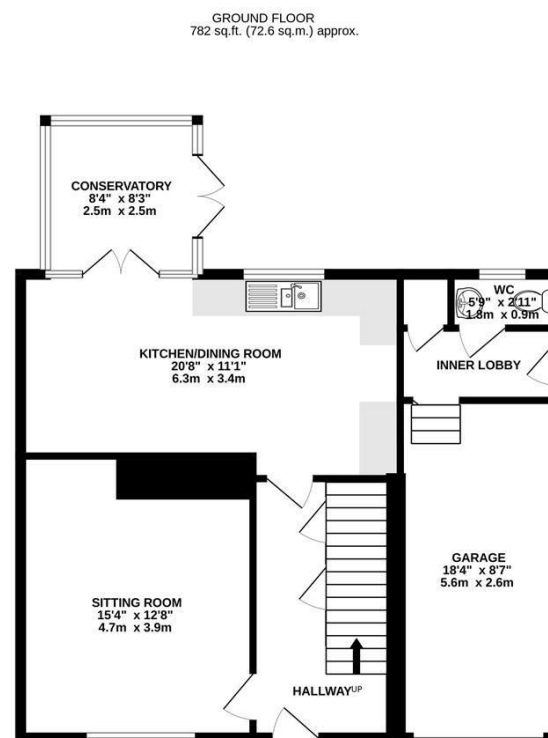
Spacious accommodation coupled with a pleasant South-Westerly facing garden, large garage & driveway.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

*We value more than your property*



TOTAL FLOOR AREA: 1286 sq.ft. (119.5 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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