



**Connells**

Weldon Lodge Rodwell Road  
Weymouth



### Property Description

Nestled in the sought-after Rodwell area of Weymouth, this beautifully presented 3 bedroom detached family home which offers contemporary living just minutes from the coast. Boasting a modern interior throughout, the property is flooded with natural light, creating a warm and inviting atmosphere from the moment you step inside.

The home features three well-proportioned bedrooms all with views towards the sea, a sleek family bathroom, and the added convenience of a separate toilet. The stylish kitchen and living areas are designed for both comfort and functionality, perfect for entertaining or relaxing at home.

Outside, a private driveway provides off-road parking a rare and valuable feature in this popular location. Stepping into the spacious garden, where you'll find two fantastic outbuildings: a large summer house with electricity and full insulated which is ideal for relaxing, entertaining, or even as a creative studio and a separate, fully powered office space, perfect for working from home or running a small business.

This property benefits from being completely refurbished so is ideal for families, first-time buyers, or anyone looking to enjoy a peaceful setting close to local amenities, schools, and the scenic coastline. There is a new gas boiler, new bathroom, and also the chimney has been rebuilt to allow the fireplace in dining room to be opened up.

### Entrance

### Hallway

Wall mounted radiator, vinyl flooring, hat shelf and coat hooks, understairs cupboard stairs to first floor and doors leading to

### Living Room

Three double glazed windows to front and two double glazed windows to the rear, carpeted, three wall mounted radiators, television point, and feature fireplace.

### Dining Room

Two double glazed windows to rear, two wall mounted radiators, telephone point and door to rear garden.

### Kitchen

Double glazed window to side. Fitted kitchen with a range of wall and base units incorporating a stainless steel sink drainer with wooden worksurfaces over. Electric oven with gas hob and cooker hood over. Wall mounted radiator. Space for fridge freezer.

Wooden style flooring. Integrated washer/dryer and dishwasher with plumbing. Doors to two pantries. Door leading out to the front shed and steps to the side of the house and rear garden.



## First Floor

### Landing

Three windows and stairs from ground floor with doors leading to

### Bedroom One

Double glazed window to rear, Carpeted. Radiator. Built in wardrobe.

### Bedroom Two

Double glazed window to rear and wall mounted radiator.

### Bedroom Three

Double glazed window to rear and wall mounted radiator.

### Bathroom

Double glazed window to front. Suite comprising panelled bath with shower over and glass shower screen, and wash hand basin. Vinyl flooring, airing cupboard, and heated towel rail.

### Separate Wc

WC. Window to side.

## Outside

### Front Garden

A private driveway provides off-road parking a rare and valuable feature in this popular location.

### Rear Garden

A spacious rear garden where you'll find two fantastic outbuildings: a large summer house with electricity which is ideal for relaxing, entertaining, or even as a creative studio and a separate, fully powered office space, perfect for working from home or running a small business.

### Summer House

### Shed

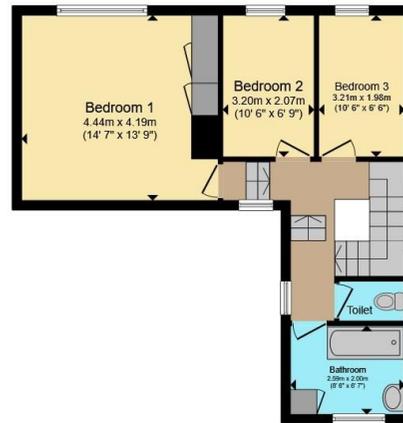




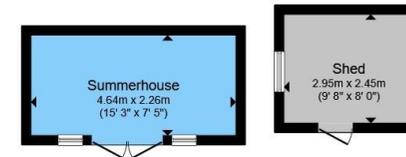




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 114.8 m<sup>2</sup> (1,235 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: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WEY309572](http://connells.co.uk/Property/WEY309572)**



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: WEY309572 - 0014