



The Maltings | Rodwell | Weymouth | DT4 8SP

Offers Over £280,000

BEAUMONT  JONES

The Maltings | Rodwell Weymouth | DT4 8SP Offers Over £280,000

A beautifully presented two bedroom semi-detached house, ideally positioned within easy reach of Weymouth's picturesque harbour, historic Hope Square and the stunning coastline at Newton's Cove. Offering stylish interiors, a larger than average rear garden and off-road parking, this delightful property would make an ideal permanent residence, coastal retreat or holiday let investment.

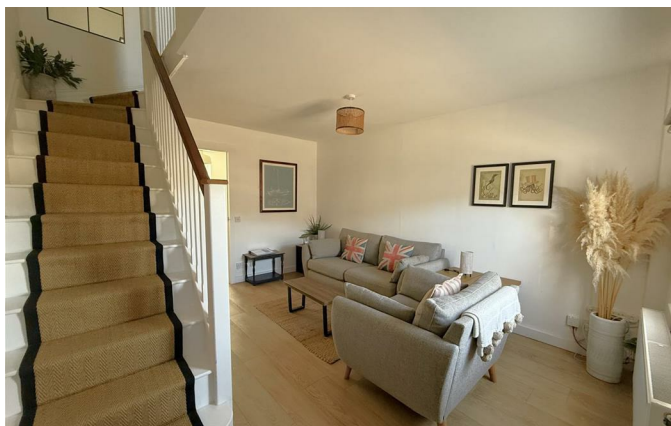
- Beautifully Presented Two Bedroom Semi-Detached House
- Within Easy Reach of Hope Square, Newton's Cove & Weymouth Harbour
- Stylish & Contemporary Interiors Throughout
- Larger Than Average Rear Garden with Large Patio
- Off-Road Parking to the Side of the House
- Modern Kitchen/Dining Room with Garden Access

Full Description

Accommodation

Tucked away in a convenient location close to some of Weymouth's most desirable coastal attractions, this charming home combines modern comforts with a relaxed, contemporary style. Beautifully maintained throughout, the property offers an inviting atmosphere, with neutral décor, attractive wood-effect flooring and thoughtfully chosen finishes creating a home that is ready to enjoy. The accommodation begins with a welcoming sitting room, a comfortable and beautifully styled space featuring a staircase to the first floor and ample room for relaxing. The tasteful décor and natural tones create a warm, homely feel.

To the rear, the kitchen/dining room provides a lovely sociable space, fitted with a range of contemporary units complemented by wood-effect work surfaces, modern tiled splashbacks and integrated cooking appliances. Built-in appliances include a dishwasher and washing machine, there is also access to a useful understairs storage cupboard. There is ample room for a



Beautifully
Presented Two
Bedroom Semi-
Detached House
with Generous
Garden & Parking



dining table, whilst a door opens directly onto the rear garden, making this an ideal setting for everyday living and entertaining.

Upstairs, the property offers two beautifully presented bedrooms, both finished in calming neutral tones. The principal bedroom provides a comfortable and inviting retreat with a rear aspect window overlooking the garden, whilst the second bedroom offers a front aspect view and built-in storage cupboard (over the stairs).

Completing the first-floor accommodation is a stylish shower room, featuring a generous sized walk-in shower enclosure with rainfall showerhead, contemporary vanity wash basin and WC, all complemented by attractive textured tiling.

Outside

A particularly appealing feature of this home is its larger than average rear garden, offering considerably more outside space than might ordinarily be expected from a property of this style. Beautifully arranged, the garden features an extensive lawn area, attractive raised flower beds and a generous sized paved seating terrace which abuts the kitchen and is perfect for outdoor dining, summer barbecues or simply enjoying the sunshine. The established planting provides colour and interest, whilst the generous proportions offer plenty of space for relaxation and entertaining. There is gated side access and plenty of space for a good sized shed. The property also benefits from off-road parking, adding further convenience to this superb coastal home.

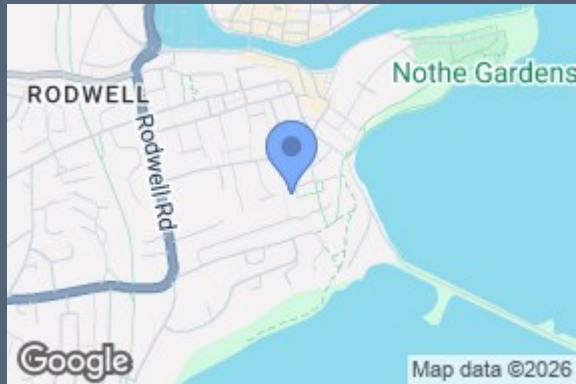
Location

The location is a real highlight, with Weymouth's historic Hope Square, picturesque harbour and beautiful Newton's Cove all within easy reach. Hope Square is renowned for its charming atmosphere, independent eateries and traditional public houses, whilst the nearby harbour offers a wonderful selection of restaurants, cafés and waterside attractions. For those who enjoy the outdoors, Newton's Cove and the scenic coastal walks around Nothe Gardens provide a fantastic opportunity to enjoy Weymouth's spectacular coastline. Weymouth's award-winning sandy beach and vibrant town centre are also conveniently accessible.

Rating Authority: - Dorset (Weymouth & Portland) Council. Currently on Business Rates. 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.

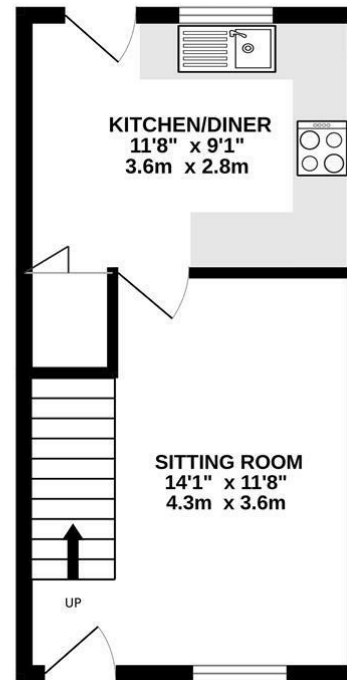
Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



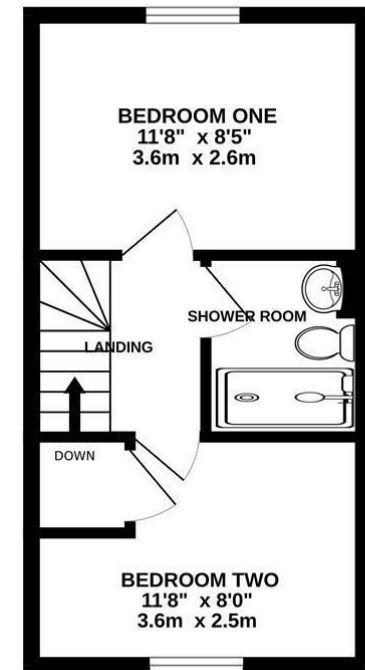
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

We value more than your property

GROUND FLOOR
271 sq.ft. (25.1 sq.m.) approx.



1ST FLOOR
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 536 sq.ft. (49.8 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.
Made with Metropix ©2026

33 St Thomas Street
Weymouth
Dorset
DT4 8EJ
01305 787434
sales@beaumontjones.co.uk
www.beaumontjones.co.uk