



Bincleaves Road | Rodwell | Weymouth | DT4 8RT

Offers Over £300,000

BEAUMONT  JONES

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Offers Over £300,000**

This light and spacious two double bedroom second floor apartment occupies an enviable position in the sought-after Dolphin Court, set at the end of Bingleaves Road. Offering superb far reaching panoramic sea & coastline views from principle rooms and private balcony, this apartment would make an ideal downsize or additional home. Perfectly positioned on the edge of Newtons Cove, Hope Square & Weymouth Harbour. The spacious accommodation also offers a garage and off-road parking.

- Panoramic Far-Reaching Sea & Coastal Views
- Highly Desired Dolphin Court Development, Located at the End of Bingleaves Road
- Second Floor Apartment with Private Balcony
- Two Double Bedrooms (Both with Built-in Wardrobes)
- Garage & Off-Road Parking
- Pretty Communal Gardens

Full Description

Accommodation

Entrance to the apartment is via a security intercom into the well kept communal hallway. Stairs rise to the second floor and front door opens into the welcoming hallway with storage cupboard and access into the following accommodation. The living room is an inviting and spacious room where your eye is immediately drawn to the full length windows and glazed door overlooking the good sized balcony with views over the communal gardens, the green, cliffs and sea beyond. The room itself also has a side aspect window and ample space for furniture with focal fireplace. The adjacent kitchen/breakfast room also offers a light double aspect and is a generous size with open views over Weymouth, there is space to accommodate a good sized breakfast table. The wall and base units offer plenty of storage with built-in fridge, oven, gas hob and extractor hood over.

The master bedroom is an excellent sized double bedroom with similar



The highly desired development of Dolphin Court sits proudly at the end of Bincleaves Road. Overlooking the green at the end of the road with far reaching sea and coastal views beyond.



inviting sea views and built-in wardrobes. Bedroom two is another good sized double room with further built-in wardrobes. The modern shower room offer a white suite including generous sized walk-in shower cubicle, low level WC and pedestal wash hand basin.

Outside

There is a private balcony accessed from the sitting room with far-reaching open views over the green, out to sea and over to Portland Harbour. The communal grounds are well kept and wrap around the development, offering attractive planted borders, shrubs and trees. There is a communal bin store and washing lines. There is a garage located within a block with an up and over door. There is also parking for one car in front of the garage.

Location

This popular purpose built block is located within a beautiful prestigious tree lined road within Rodwell. Access into the development is off Bincleaves Road. There's a open green and coastal footpath close by leading to Newton's Cove. All set within close proximity to local amenities, excellent travel links including bus routes and Weymouth train station (direct links to London, Waterloo), Weymouth harbour and coastal walks. Weymouth's award winning beach and town centre is a casual walk away and there is a good range of high street names and quirky boutiques in the adjacent lanes as well as pubs, restaurants and cafes. For a quieter retreat Sandsfoot Gardens and beach can be found nearby along with the popular Rodwell Trail offering coastal walks and a cycle path.

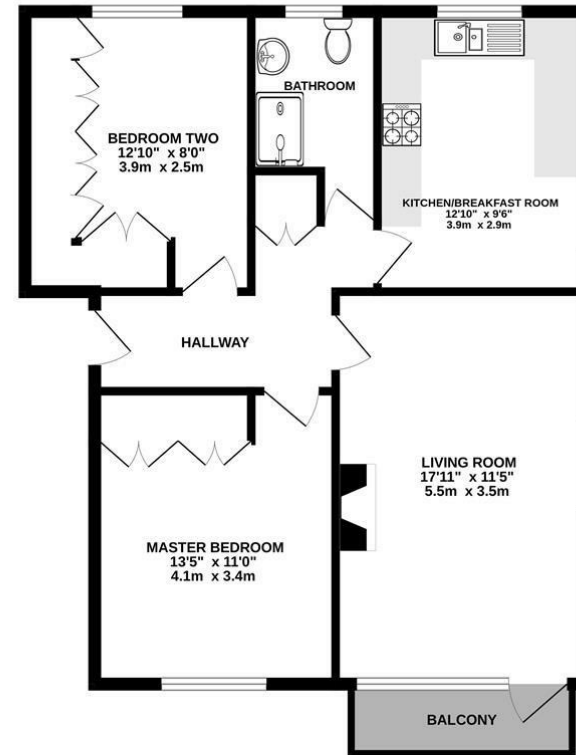
Rating Authority: - Dorset (Weymouth & Portland) Council tax band C.
Services: - Mains electric & drainage.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

SECOND FLOOR
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.4 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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