

Flat 4

Down Road | Rodwell | Weymouth | DT4 0SB

Offers Over £230,000

BEAUMONT JONES

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A well presented and spacious ground floor apartment with unique corner plot garden and garage, conveniently located in Rodwell near it's encompassing amenities and bus routes. The home boasts two bedrooms and two bathrooms alongside a contemporary kitchen and abundant storage - We present the property with no onward chain.

- Two Bedroom Ground Floor Apartment
- Well Presented Throughout
- Located in Rodwell
- Bus Routes and Amenities Nearby
- Generous Corner Plot Private Garden
- Two Bathrooms
- Garage and Visitors Parking
- No Onward Chain

Full Description

Located on the tail end of Down Road, one of Rodwell's ever-popular cul-de-sacs, the block is tucked into the corner with five visitor spaces and two garage blocks opposite the communal entrance. The well-maintained gardens surround the block with each ground floor apartment retaining a corner each; This flat owns the back corner, allowing an exceptional amount of garden which is maintained as part of the paid service charge.

The communal hallway guides you into the apartment with the spacious hallway inside. Ample room for shoes and coats









Ground Floor Apartment in Rodwell, offered with no onward chain and well presented throughout.











sits opposite the first of four storage cupboards on the way to the living room. With excellent proportions accommodating living room furniture and additional space for dining, the living room blends seamlessly with the adjacent kitchen to create a homely yet spacious living area. Patio doors to the garden and a door to the private patio area allow for seasonal versatility and an option to incorporate the external areas on warmer days. The kitchen itself hosts a range of base and eye level units across three of the surrounding walls and enjoys a window by the sink overlooking the garden.

Continuing through the accommodation, two large storage cupboards sit within the heart of the home and offer convenient space for tucking away day-to-day items. Adjacent, the family shower room hosts large walk-in shower, toilet and basin with sleek white tiles to one side and splash boards to the other alongside dark grey floor tiles completing the room.

Bedroom Two neighbours the family shower room with proportions suitable for a double bed and further furnishings and the fourth storage cupboard in the hall, opposite. Completing the internal accommodation is the Main Bedroom and subsequent en-suite. Bedroom One is a well-proportioned double room with the floor area for further furnishings and pleasant views over the garden and benefiting from en-suite bathroom - complete with toilet and basin.

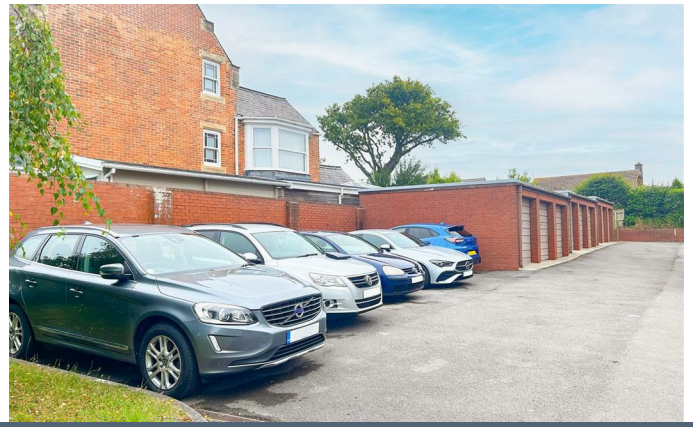
The property retains a unique set up with a large corner plot private garden, accessible via the lounge's side or patio doors. The space feels extremely private in some spaces and benefits sun at different times across the vast space via its' L-shape wrapping round the rear of the block. The initial patio provides a private area for barbecues and furniture with











enviably proportioned lawn space completing the remainder of the garden.

Adjacent to the communal/visitors parking spaces are both blocks of garages with this apartment retaining the furthest garage back in the left-hand block. The garage itself retains power and lighting with loft boarding for further storage.

Rating Authority Dorset (Weymouth & Portland) Council. Council Tax Band C.

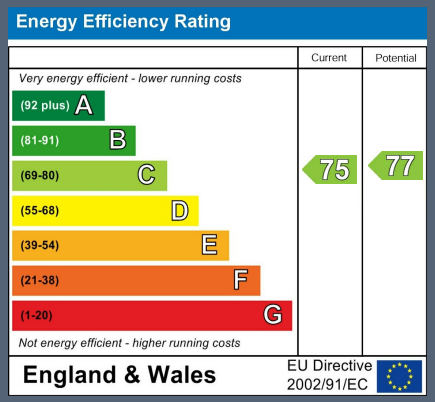
Services: Mains electric, gas & drainage.

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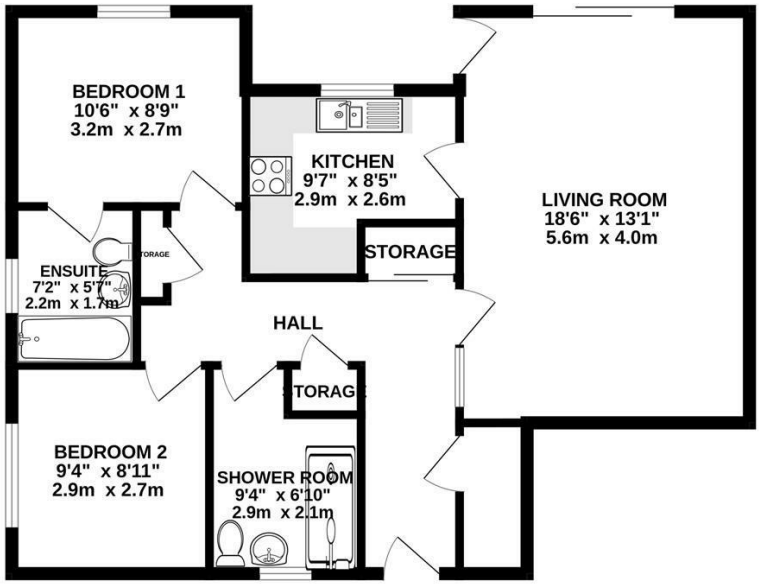
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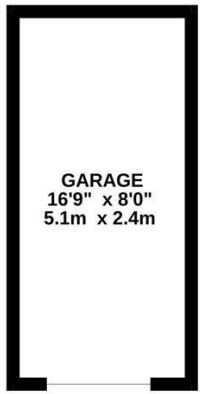
Spacious corner plot private garden and separate garage in the block; Two Bedrooms. Two Bathrooms with excellent proportions throughout.





GROUND FLOOR
872 sq.ft. (81.0 sq.m.) approx.





TOTAL FLOOR AREA : 872 sq.ft. (81.0 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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