



Kempston Road | Rodwell | Weymouth | DT4 8XB

Offers Over £380,000

BEAUMONT  JONES

**Kempston Road | Rodwell
Weymouth | DT4 8XB
Offers Over £380,000**

This charming and spacious Victorian terrace offers accommodation set over three floors, all set within walking distance of Hope Square, Newtons Cove & Weymouth harbour. Accommodation include; sitting room, separate reception room, generous sized kitchen/diner, sunroom, four double bedrooms, bathroom and additional shower room. Externally, there is a pleasant rear garden with rear access and large garage for parking.

- Spacious Character Terraced House
- Useable Large Garage to the Rear
- Bathroom & Additional Shower Room (First & Second Floor)
- Accommodation Spanning Three Floors
- Four Double Bedrooms (First & Second Floor)
- Close to Hope Square, Newtons Cove & Weymouth Harbour

Full Description

Accommodation

Entrance to the property is via the front door opening into an inner porch with original tiled floor and further doorway opening into the entrance hall. The inviting entrance hall has stairs rising to the first floor and doors to the following downstairs accommodation.

The sitting room is a good sized room with charming bay window overlooking the front aspect and with a focal fireplace. The adjacent reception room is slightly smaller and would make an ideal home office/snug or additional bedroom with rear



Charming &
Spacious Victorian
Terrace House with
Accommodation
Spanning Three
Floors



aspect window looking out into the rear garden. The spacious kitchen/diner is a lovely room to the rear of the property, there is access to understairs storage, double aspect windows to the side and sliding patio doors into the sunroom. There is plenty of space for a dining table and additional furniture, the kitchen itself offers ample wall and base units with a built-in hob and oven along with space and plumbing for a washing machine and dishwasher. The sun room offers further sliding doors into the garden and is a nice space to sit and enjoy the views.

Returning to the entrance hall, stairs rise and turn to the first floor landing with access to the following rooms. The master bedroom is located to the front of the house and is a wonderful double bedroom with inviting bay window overlooking this charming tree lined road. There are three built-in wardrobes/storage cupboards and plenty of space for furniture. Bedroom two is adjacent and is a comfortable double bedroom with rear aspect window offering views over the garden. The bathroom on this level offers a modern suite including; bath with shower over, low level WC and wash hand basin.



From the first floor, stairs rise to the second floor landing with a Velux window offering plenty of light and useful storage cupboard along with access to the remaining accommodation. Bedroom three is a comfortable double bedroom with built-in storage cupboard and rear aspect window offering a lovely open view and overlooking the garden. Bedroom four is a compact double bedroom with front aspect window. The shower room on this level is a generous size with rear aspect Velux window, large shower cubicle, pedestal wash hand basin and low level WC.



Outside

To the front of the house is gated access to the small manageable front garden and path leading to the front door. The rear garden is fully enclosed and mainly laid to artificial lawn for ease with pretty shrub borders. There is a patio area abutting the property to sit and enjoy the morning sunshine. There is a further patio area to the rear of the garden offering further space for garden furniture. There is access from the garden into the large garage, the garage has power and light and offers a rare





opportunity in this area for garage parking along with further space for storage. A path leads round the side of the garage to gated rear access onto the lane behind Kempston Road.

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.
Currently on Business Rate, previously Council Tax Band C.

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.

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Pleasant Enclosed
Rear Garden with
Rear Access &
Large Garage for
Parking





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 1538 sq.ft. (142.9 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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We value more than your property

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