



St. Leonards Road | Rodwell | Weymouth | DT4 8LB

£125,000

BEAUMONT  JONES

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Offered with no onward chain and share of the freehold is this spacious two double bedroom maisonette flat with own private entrance and yard garden with gated rear access located within the popular location of Rodwell. In need of internal modernisation the property boasts a a bay-fronted living room, kitchen/diner, office/store room, utility area and rear lean-to/sun room. This would make an excellent investment/first time purchase and viewing is highly recommended to appreciate the space and potential.

- Spacious Two Double Bedroom Maisonette Flat
- In Need of Internal Modernisation
- No Onward Chain
- Rodwell Location
- Own Private Entrance & Rear Yard With Gated Rear Access
- Share of The Freehold
- Excellent Investment/First Time Purchase

Full Description

Entrance into the property is via it's own private door leading into a vestibule with stairs rising to the first floor with a wooden glazed door leading into a spacious hall with stairs rising to the second floor and doors lead through to the accommodation. The spacious bay-fronted living room offers ample of space for furniture. The office/store room has a front aspect window. The generous sized kitchen/diner currently has wall and base units with space and plumbing for kitchen appliances, side aspect window and a built-in storage cupboard. This could easily be re-designed into a beautiful kitchen, a door off the kitchen leads through to a rear lobby/utility area with space and plumbing for a washing machine, built-in cupboard houses the gas boiler and doors lead through to the rear lean-to/sun room and bathroom. The lean-to has dual aspect double glazed windows and a side door leads out onto steps leading down to the rear yard. The



This spacious two double bedroom maisonette is located within Rodwell boasting a private rear yard and own entrance.



bathroom has a suite including a panel enclosed bath, wash hand basin, low level WC and a side aspect window. Reverting back to the hall, bedroom two is a generous sized double with a rear aspect window.

The second floor has a landing area with built-in storage into the eaves, Velux skylight and a door leads through to the generous sized master bedroom boasting a front aspect double glazed Dormer window, built-in storage into the eaves and built-in open wardrobes.

Outside boasts a private rear yard laid to hard standing with a storage shed and gated rear access.

The property is ideally situated within minutes from Weymouth's picturesque harbour in Rodwell. The atmospheric and highly popular Hope Square is literally a few minutes' walk away, boasting a small number of shops, galleries, open air cafes and restaurants. There are numerous delightful walking opportunities close by including the Nothe Gardens and historic fort or simply walking along to the stone pier to take advantage of the sea views and fishing opportunities. Alternatively, Weymouth town centre can be reached by crossing the town bridge. The sweeping blue flag sandy beach, Georgian esplanade, leisure and entertainment facilities, shops and businesses make for a bustling town centre, all just a short walk away. Rail links from Weymouth to London or Bristol and an improved road network makes the area very accessible.

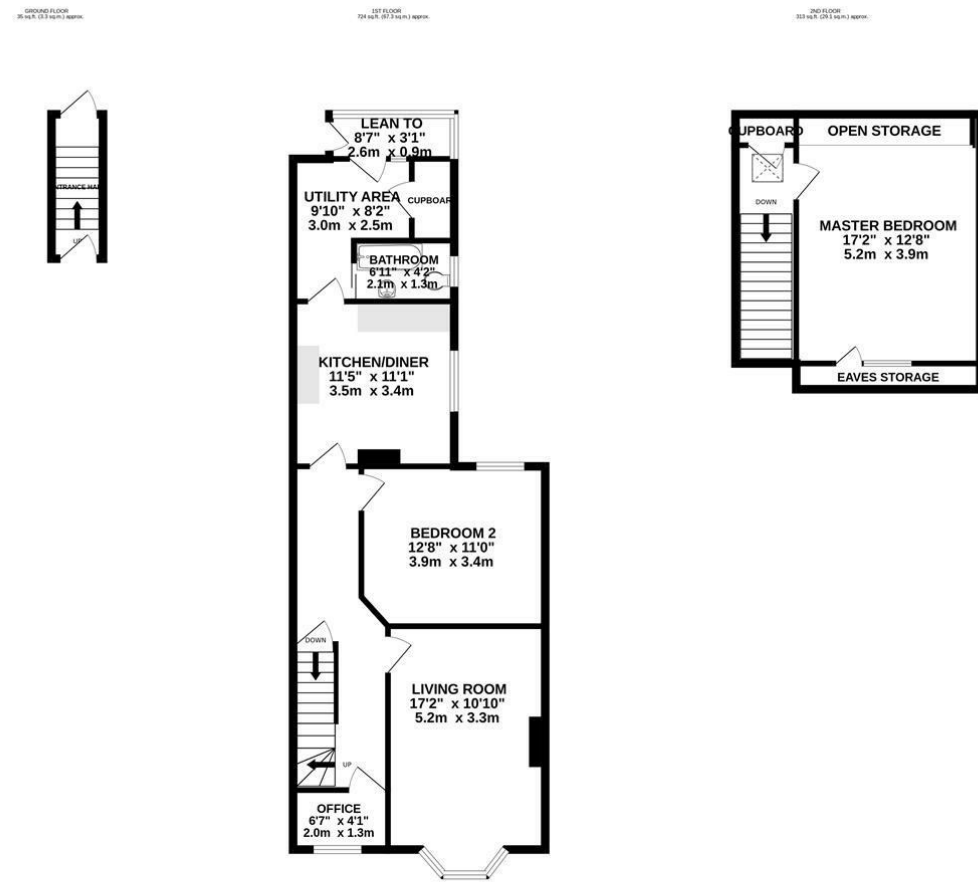
Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band A. Services: - Gas central heating. Mains electric & drainage.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1072 sq.ft. (99.6 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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33 St Thomas Street
 Weymouth
 Dorset
 DT4 8EJ
 01305 787434
 sales@beaumontjones.co.uk
 www.beaumontjones.co.uk

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