



3 Wyke Road | Rodwell | Weymouth | DT4 9QE

£200,000

BEAUMONT  JONES

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We are delighted to offer an immaculate two double bedroom ground floor flat with private entrance within a beautiful period building on Wyke Road, Rodwell. The property is within walking distance of the town centre and would make an excellent first time purchase. This flat boasts a generous sized lounge/diner, kitchen, two double bedroom, a modern bathroom, En-Suite to master bedroom, conservatory, basement/cellar, private rear garden, off road parking for two vehicles and a garage. Offered with no forward chain, a viewing is a must to be appreciated.

- Two Double Bedroom Ground Floor Apartment
- Open Plan Lounge/Diner opening into Kitchen
- Garage and Off Road Parking for Two Vehicles
- South Facing Private Rear Garden
- Located within Walking Distance to Weymouth Town Centre
- Offered With No Forward Chain

Full Description

There are two entrances into the property, one through the main communal door leading into the apartments welcoming hallway or through the rear via a UPVC double glazed door which opens into the conservatory. The conservatory offers multi aspect double glazed windows providing an abundance of light due to the south facing orientation, there is ample space for a table and chairs, further door opens into the spacious lounge/diner. The lounge/diner is a bright and airy room with dual aspect double glazed sash style windows, ample space for lounge and dining furniture, door leading into the inner hallway and an opening into the kitchen. The



This beautiful and well-presented two double bedroom flat would make an excellent first time purchase.



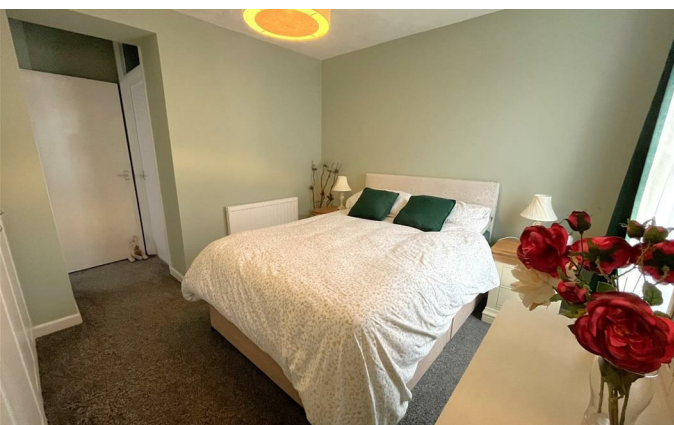
high gloss kitchen comprises a range of eye and base level units with work surfaces over, integral oven with four ring electric hob and extractor fan over, integral fridge/freezer, wall mounted combination boiler and a rear aspect single glazed window.

Returning to the inner hallway there is access into the remaining accommodation. The master bedroom is a generously sized double with a front aspect double glazed sash style window and a further door opens in to the En-Suite. The modern En-Suite offers a low level WC, wash hand basin, shower cubicle with wall mounted mixer shower over and a heated towel rail. Bedroom two is a further double offering dual aspect double glazed sash style windows and plenty of space for bedroom furniture. From the hallway there is access into the communal hallway as well as a door leading to the basement/store. Stairs down to the very useful basement/store offering power and lighting as well as a great space for storage.



To the rear of the property there is a great sized south facing patio area abutting the conservatory creating the perfect space for a table and chairs. There is a small communal laid to lawn area. This property benefits from having a detached garage offering power and lighting as well as two off road parking spaces.

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 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.

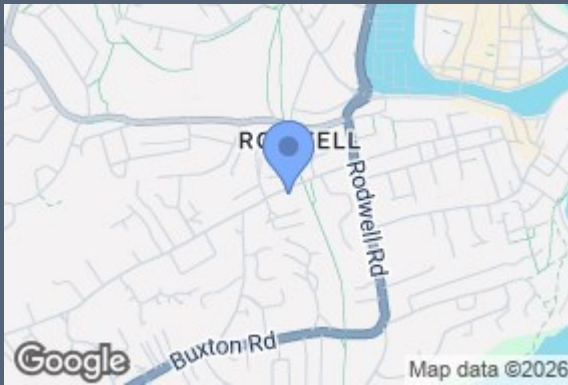
Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band A. Services: - Gas central heating. Mains electric & drainage.

Disclaimer: 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.

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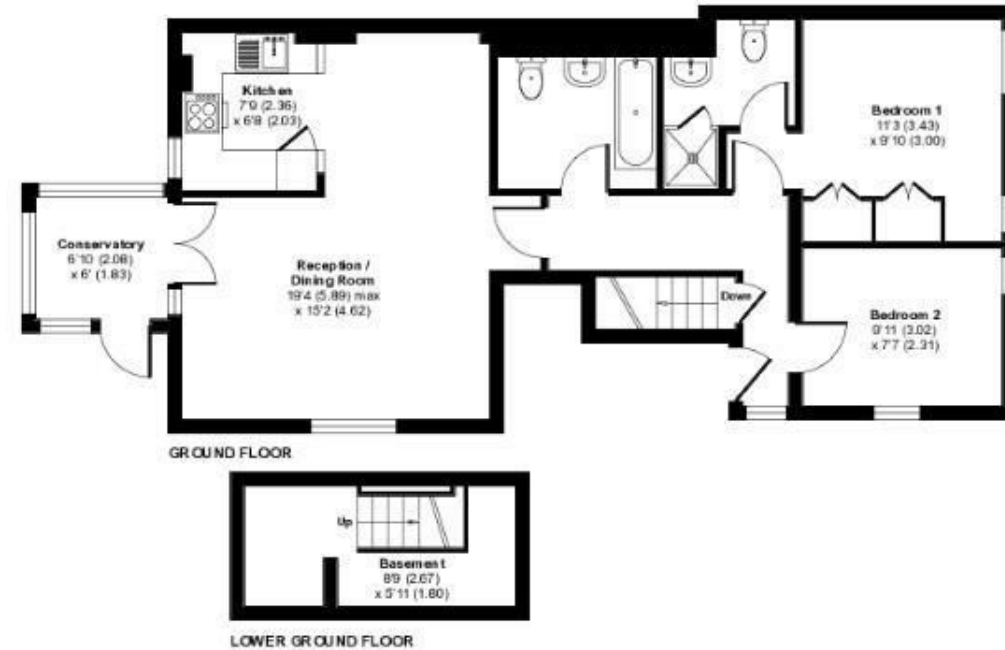
Period building
with high ceilings
and characterful
features.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Wyke Road, Weymouth, DT4

Approximate Area = 819 sq ft / 76.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential) ©RICScom 2020. Produced for Auction Sales and Lettings. RCP - 673001

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We value more than your property