



Newberry Road | Rodwell | Weymouth | DT4 8LP

**£285,000**

BEAUMONT  JONES

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We are delighted to offer this three bedroom period house situated within the popular residential location of Newberry Road, close to Weymouth Harbour. The property boasts an abundance of space and characterful features including exposed wooden floorboards, feature fireplaces throughout, bay fronted living room with fitted shutters, dining room, dining hall, kitchen, three spacious bedrooms, bathroom with separate WC, downstairs cloakroom and a low maintenance rear garden with rear access. This property is offered with no forward chain and would make an excellent family home.

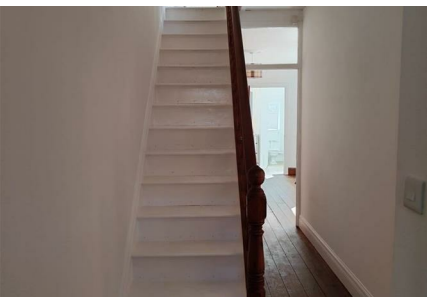
- Characterful Three Double Bedroom Period House
- Original Exposed Wooden Floorboards
- Low Maintenance Rear Garden With Rear Access
- Within Walking Distance to Weymouth Harbour
- Excellent Family Home
- Offered With No Forward Chain

### Full Description

Entrance is via a composite front door leading into an enclosed storm porch with attractive Victorian tiled flooring. A wooden door leads into the entrance hall with exposed wooden floorboards flowing throughout the living accommodation, stairs rising to the first floor, a useful built-in under stairs storage cupboard and doors leading through to the living room, dining room and further ground floor accommodation. The living room is a generous reception room offering exposed wooden floorboards, a front aspect double glazed bay window with fitted shutters allowing plenty of natural light and an attractive feature fireplace creating a



Recently decorated throughout creating the perfect blank canvas.



focal point to the room. The dining room provides a versatile reception room and benefits from a rear aspect double glazed window together with a feature fireplace, making it an ideal home office, snug or playroom. The dining hall enjoys exposed wooden floorboards, a side aspect double glazed window, feature fireplace and a useful built-in storage cupboard. This creates an excellent entertaining space and leads through to the kitchen. The kitchen comprises a range of eye and base level units with work surfaces over, inset sink unit with drainer, dual aspect double glazed windows, space for an oven and fridge freezer together with space and plumbing for a washing machine. A door leads through to the downstairs cloakroom and a further door provides access onto the rear garden. The downstairs cloakroom comprises a low level WC and a rear aspect double glazed window.

The first floor has a landing area offering a large built-in storage cupboard, loft access via a hatch and doors leading through to the three bedrooms, bathroom and separate WC. The master bedroom is a generous sized double enjoying a front aspect double glazed bay window, feature fireplace, built-in storage cupboard and a wash hand basin. Bedroom two is a double bedroom offering a rear aspect double glazed window and feature fireplace. Bedroom three is a further double bedroom benefiting from a rear aspect double glazed window, feature fireplace and an open storage cupboard housing the combination boiler. The bathroom comprises a panel enclosed bath, separate shower cubicle, wash hand basin, partially tiled walls, fully tiled flooring and a side aspect double glazed window. The separate WC comprises a low level WC, tiled flooring and a side aspect double glazed window.

#### Outside

Outside boasts a low maintenance enclosed rear garden predominantly laid to patio creating an excellent space for outdoor seating and entertaining. To the rear of the garden is



a handcrafted wooden gate providing access onto the rear access lane. The pretty front garden is wall enclosed with patio area, pathway leading to the front door, stone shingle abutting the property with attractive shrubs and flowers.

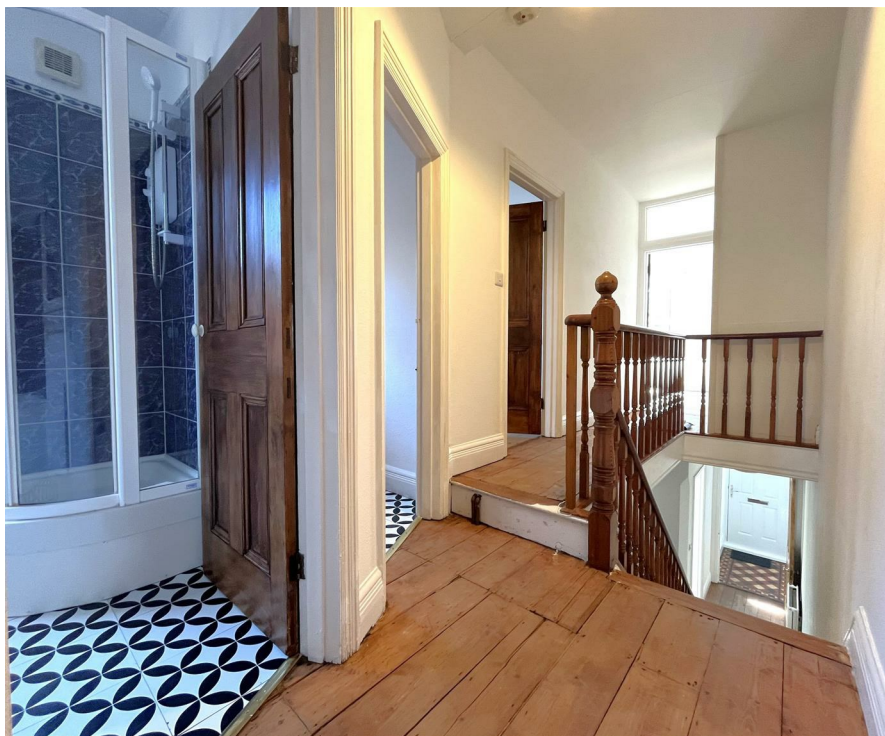
Centrally located with all of Weymouth's picturesque destinations on the doorstep. Just a short stroll away is Weymouth Harbourside and vibrant Hope Square with iconic brewery building offering a choice of bistros, restaurants, and pubs. The pretty Nothe Gardens offer open space and wonderful walks with 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 C.

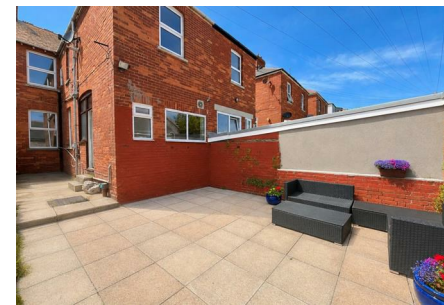
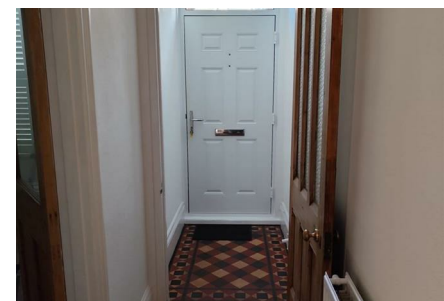
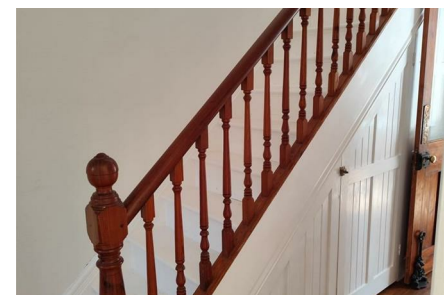
Services:- Mains gas and electric & drainage.

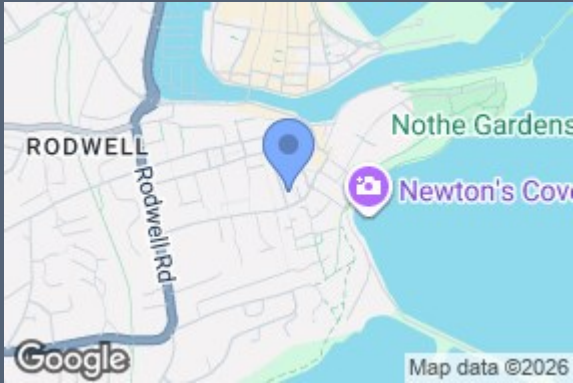
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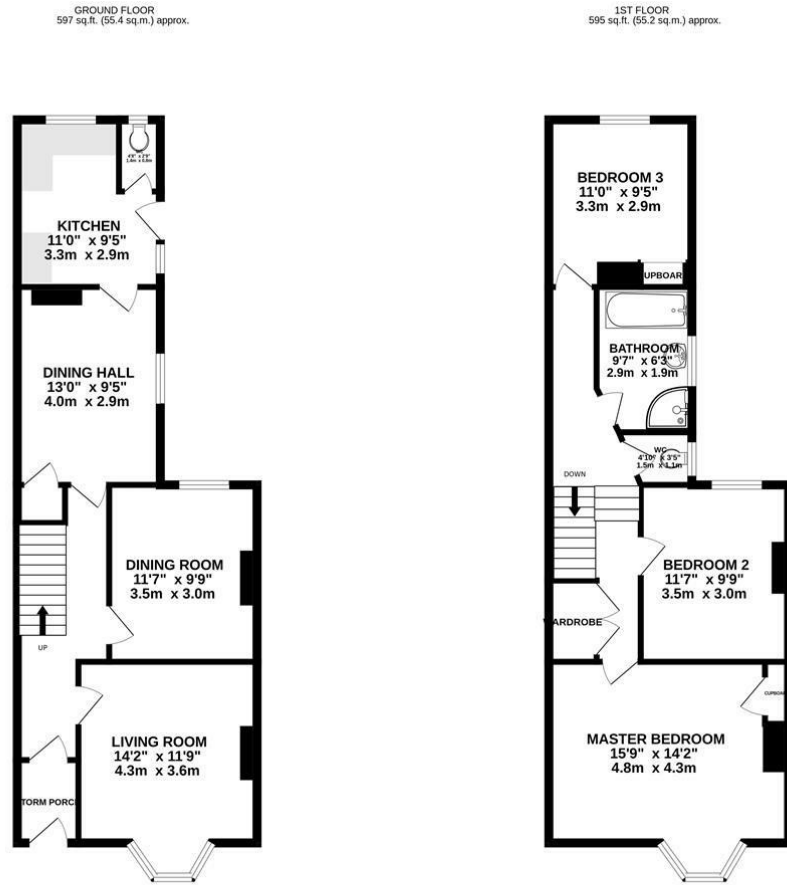


Versatile living accommodation with three reception rooms.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1191 sq.ft. (110.7 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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