



Trinity Terrace | Rodwell | Weymouth | DT4 8JW

£300,000

BEAUMONT  JONES

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We are delighted to bring to the market this two bedroom end of terraced cottage located in a quiet pedestrian terrace elevated above Weymouth's picturesque harbour. The property has been modernised throughout, including a new boiler, flooring and blinds. The accommodation comprises of a lovely living room, kitchen, utility/store, two bedrooms offering stunning views over Weymouth Harbour, sun room, bathroom, pretty front and rear gardens. Offered with no forward chain, this property must be viewed to be appreciated.

- Far-reaching Elevated Harbour & Sea Views
- Recently Modernised Throughout
- Charming Characterful Cottage set over Three Floors
- Only a Short Walk away from Weymouth Harbour
- Offered with No Forward Chain Throughout
- Southerly Facing Rear Courtyard Garden

Full Description

Entrance into this recently modernised cottage is via the wooden front door which opens into the sitting room offering a front aspect sash window, built in storage either side of the fireplace, under stair cupboard, stairs rising to the first floor and doors lead to the remaining ground floor accommodation. The kitchen offers a range of wall and base level units with worksurfaces over, oven with four ring gas hob and extractor hood over, space and plumbing for a dishwasher, space for a fridge freezer, rear aspect double glazed window and a double glazed door opening onto the rear garden. From the sitting room a door opens into the very



This property would make the perfect first time buy/coastal retreat.



useful utility room offering a rear aspect double glazed window, space and plumbing for a washing machine and tumble dryer.

Returning to the stairs, these rise to the first floor landing and offer access to the master bedroom and bathroom. The bay fronted master bedroom is a generous size offering ample space for bedroom furniture, beautiful views over Weymouth Harbour, built in storage cupboards, stairs rise to the loft room and double wooden doors open into the sun room. The sun room is currently set up as a walk in wardrobe with dual aspect double glazed windows overlooking the rear garden. The bathroom has tiled walls and floors with suite comprising of a bath with wall mounted mixer shower and fountain attachment over, low level WC, wash hand basin, heated towel rail, side aspect double glazed window and a cupboard housing the combination boiler (vendor informs us this was newly installed in January). The loft room is a versatile room, currently set up as an office but could be used as a bedroom, offering a front aspect double glazed window overlooking Weymouth Harbour and out to sea, access to loft via hatches and two built in eaves storage cupboards.

Perfect for low maintenance, there is a courtyard to the rear accessed from the kitchen, offering space for a table and chairs to enjoy this peaceful and private spot. With a raised stone shingle area, mature shrubs and trees around with hardstanding for a shed. To the front of the property there is a pretty laid to patio area, perfect for an additional table and chairs to enjoy the afternoon sunshine.

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 its iconic brewery building offering a choice of bistros, restaurants and pubs. Just moments from the property is the



pretty Nothe Gardens offering open space and wonderful walks with Newton's Cove beach and further green areas 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 B.

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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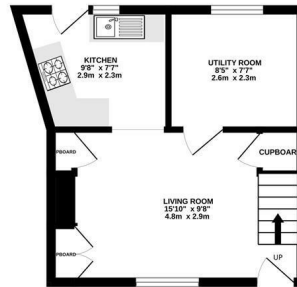
Beautifully
modernised
throughout.



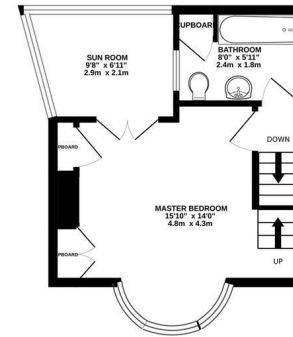


Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	85
(69-80) C	
(55-68) D	58
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC 

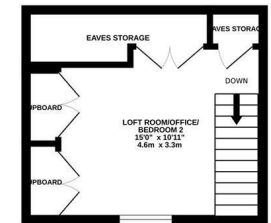
GROUND FLOOR
277 sq.ft. (25.7 sq.m.) approx.



1ST FLOOR
290 sq.ft. (27.0 sq.m.) approx.



2ND FLOOR
198 sq.ft. (18.4 sq.m.) approx.



TOTAL FLOOR AREA: 765 sq.ft. (71.1 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

33 St Thomas Street
Weymouth
Dorset
DT4 8EJ
01305 787434
sales@beaumontjones.co.uk
www.beaumontjones.co.uk