



Lanehouse Rocks Road | | Weymouth | DT4 9HY

£1,450 Per Month

BEAUMONT  JONES
RESIDENTIAL LETTINGS

**Lanehouse Rocks Road |
Weymouth | DT4 9HY
£1,450 Per Month**

Extremely well presented two bedroom home offers spacious accommodation, a generous low maintenance garden & two parking spaces.

- ***LET AGREED***
- Immaculately Presented Two Bedroom House
- Unfurnished
- Modern Accommodation
- Two Allocated Parking Spaces
- Enclosed Rear Garden

Full Description

This exceptionally well-presented two-bedroom home offers spacious and thoughtfully designed accommodation, a generous low-maintenance rear garden, and two allocated parking spaces.

The property is accessed via a welcoming entrance hallway, providing a practical central space with stairs rising to the first floor. A convenient ground-floor cloakroom is located off the hallway.

To the rear of the property, the contemporary kitchen/dining room is fitted with a range of modern wall and base units, complemented by contrasting work surfaces and ample space for family dining and entertaining.

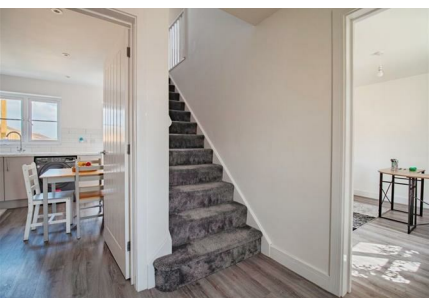
Occupying the opposite side of the ground floor, the generous lounge extends the full length of the property, creating a bright and versatile living space. French doors open directly onto the rear garden, allowing natural light to flood the room while providing an excellent connection between indoor and outdoor living.

The first-floor landing leads to two well-proportioned bedrooms and the family bathroom. Bedroom One is a comfortable double bedroom positioned to the front aspect. Bedroom Two is also of a good size and offers flexibility for use as a guest room, child's bedroom, or home office. The family bathroom is fitted with a modern suite comprising a bath with shower over, wash hand basin, and WC.

The fully enclosed rear garden has been designed with ease of maintenance in mind, featuring an initial paved patio area leading to a lawned garden. Rear gated access



Beautifully
Presented Two
Bedroom Home
with Garden,
Parking & Energy-
Efficient Features



provides added practicality.

The property further benefits from two allocated parking spaces located nearby.

Rent: - £1450 per calendar month / £334 per week

Holding Deposit - £334

Security Deposit - £1673

*No deposit option available via Reposit.

Council Tax Band - C

EPC- A

Services - A notable feature of this home is its excellent energy performance. The property is highly insulated and benefits from:

Samsung air source heat pump

Underfloor heating throughout the ground floor

Radiators to the first floor

Roof-mounted photovoltaic solar panels producing approximately 1.6kW

Around 5kW of battery storage

These features help reduce energy consumption while enhancing year-round comfort.

Situation - Curtis Way is conveniently situated close to a range of local amenities, schools, and transport links. Weymouth's town centre, picturesque harbour, and stunning coastline are all within easy reach, making this an ideal location for both everyday living and leisure.

Rating Authority: - Dorset Council. Council Tax Band C.

Services - The rent is exclusive of all utility bills including Council Tax, mains Water and Sewerage, mains Electric. There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website.

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.

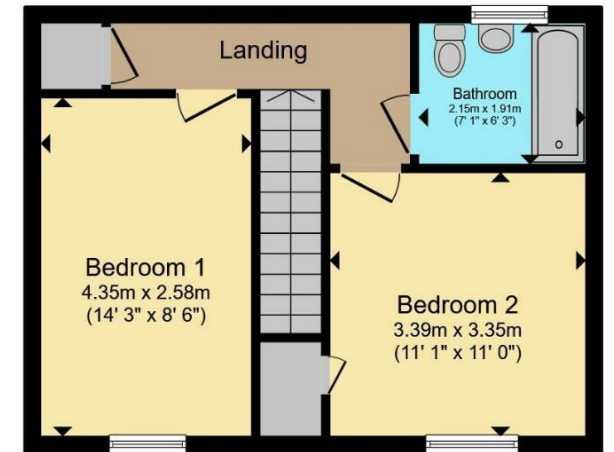
Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



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



Ground Floor



First Floor

We value more than your property

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