

Buxton Road | Rodwell | Weymouth | DT4 9PQ

Offers Over £160,000

BEAUMONT JONES

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This spacious one double bedroom maisonette with an additional loft room is ideally situated in the popular Rodwell area, within easy walking distance of the town centre and harbour, with a convenience store just moments away. An excellent first-time purchase, the property enjoys beautiful far-reaching sea views from the rear elevation and offers well-proportioned accommodation throughout, including a spacious lounge/diner, fitted kitchen, bathroom, double bedroom, and a versatile loft room suitable for a variety of uses. Further benefits include off-road parking for one vehicle to the rear of the property, a share of the freehold, and low service charges.

- One Double Bedroom Maisonette With An Additional Loft Room
- Beautiful Far Reaching Views Out To Sea From The Rear Elevation
- Excellent First Time Purchase
- Walking Distance of The Town Centre & Harbour
- Off Road Parking For One Vehicle To The Rear of The Property
- Spacious Lounge/Diner With An Attractive Bay Window
- Located Within Rodwell
- Share of The Freehold With Low Service Charges

Full Description

Accommodation

Entrance to the building is via a front aspect double glazed communal door leading into the communal hallway, where the entrance to Flat C is located on the left-hand side. Stairs rise to the first floor landing, which features a side aspect double glazed window and doors leading to the principal rooms. A spiral staircase provides access to the loft room.

The spacious lounge/diner offers ample room for both living and dining furniture and features an attractive fireplace as a focal point. A rear aspect double glazed bay window enjoys beautiful far-reaching sea views.

The kitchen is fitted with a range of eye and base level units with work surfaces over and benefits from a front aspect double glazed window. Integrated appliances include an eye-level double oven, four-ring gas hob and extractor. There is also space and plumbing for a washing machine and







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fridge freezer.

The generous double bedroom enjoys a front aspect double glazed bay window and benefits from built-in wardrobes. The bathroom is fitted with a white suite comprising a panel enclosed bath with mixer shower over, low level WC, wash hand basin, wall mounted gas combi boiler and a rear aspect double glazed window.

The loft room provides a spacious and versatile area, complemented by a rear aspect Velux window that enjoys impressive far-reaching sea views. Offering excellent flexibility, this room could be utilised as a home office, hobby room, dressing room or occasional guest space.

Outside

To the front of the property is a private lawned garden belonging solely to the flat. A side pathway leads to the rear, where there is off-road parking for one vehicle, accessed via Khartoum Road.

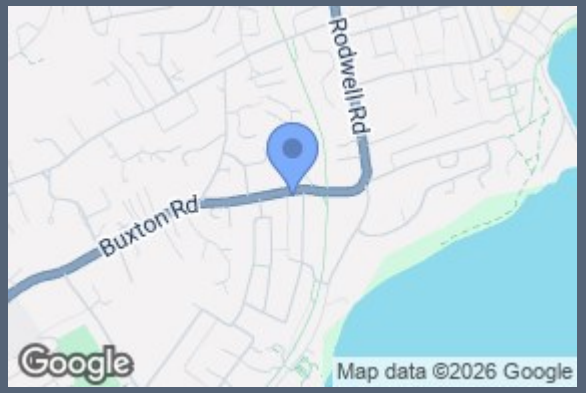
Location

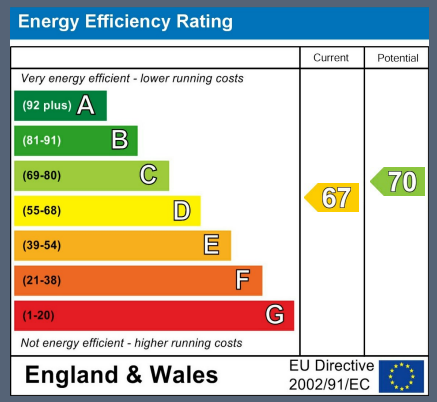
Located in Rodwell, on the outskirts of Weymouth's town centre and within walking distance of Weymouth's picturesque working harbour. Within close proximity to local amenities, excellent travel links including bus routes and Weymouth train station (direct links to London, Waterloo), Weymouth harbour and coastal walks. Weymouth's award-winning beach and town centre is a casual walk away and there is a good range of high street names and quirky boutiques in the adjacent lanes as well as pubs, restaurants and cafes. For a quieter retreat Sandsfoot Gardens and beach can be found nearby along with the popular Rodwell Trail offering coastal walks and a cycle path.

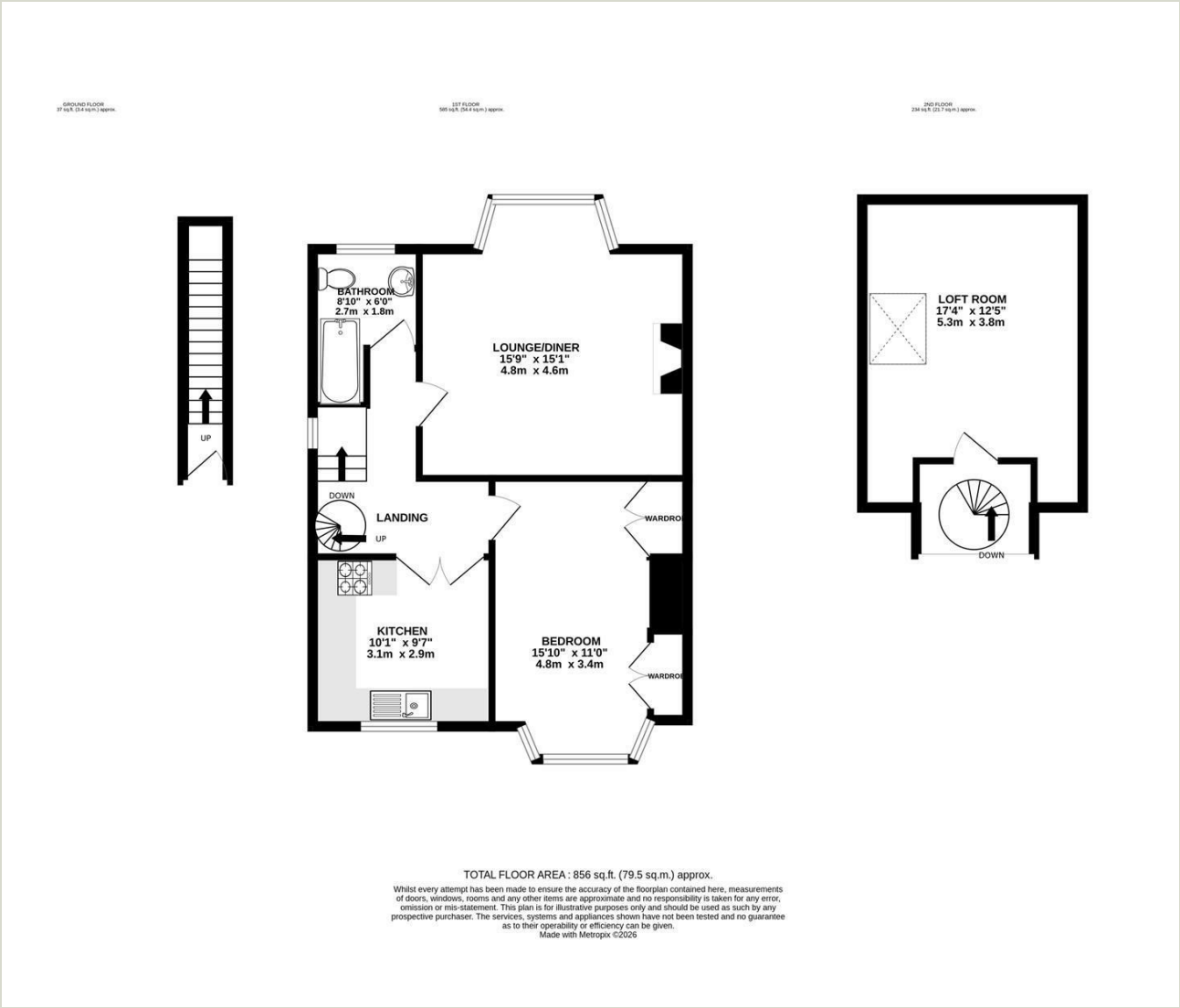
Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band A. Services: - Gas central heating. Mains electric & drainage.

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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