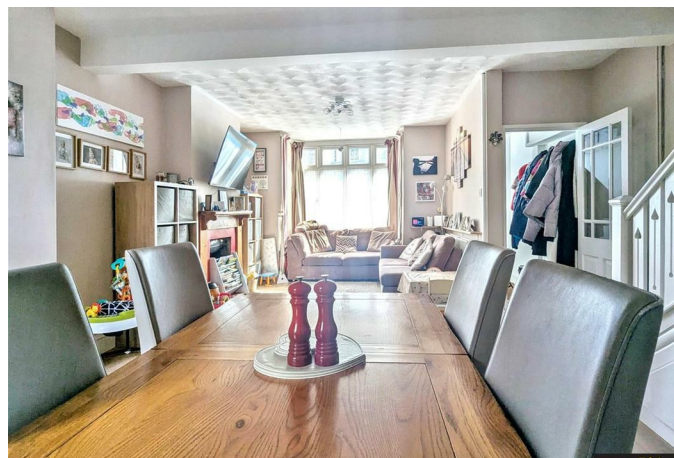


## Clearmount Road Rodwell, Weymouth DT4 9LD

- Semi Detached Family Home
- Three Double Bedrooms
- Westerly Facing Garden
- Gas Central Heating
- Low Maintenance Gardens to the Front & Rear
- Spacious Accommodation
- Large Lounge / Dining Room
- Contemporary Bathroom
- Modern Fitted Kitchen
- Close to Local Amenities & Local Beaches at Sandsfoot Castle

**Price Guide £300,000 Freehold**



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

#### Entrance Lobby

#### Lounge / Diner

15'2" max x 24'11" max

#### Kitchen

8'9" x 18'9"

### FIRST FLOOR

#### First Floor Landing

#### Bedroom One

12'11" max x 13'5" to wardrobes

#### Bedroom Two

9'3" x 10'6"

#### Bedroom Three

9' x 9'2"

#### Bathroom

5'5" max x 9'3" max (Irregular shaped room)

### OUTSIDE

#### Front Garden

#### Rear Garden

We are delighted to present this spacious family home to the market, offering well-proportioned accommodation throughout including a generous lounge/diner, modern fitted kitchen, three double bedrooms and a contemporary family bathroom. This semi detached property is ideally positioned within walking distance of local shops and amenities, as well as the Rodwell Trail and two local beaches at Sandsfoot Castle.

Accessed via an entrance lobby with space for coats and shoes, the property opens into an exceptionally spacious lounge/diner. This bright and welcoming room benefits from dual aspect light, with a large bay window to the front and a door leading out to the rear garden, allowing an abundance of natural light to fill the space. The large understairs cupboard offers excellent storage. To the rear, the kitchen is fitted with a comprehensive range of wall and base units, offering ample space for domestic appliances including a range cooker, dishwasher, washing machine and tumble dryer.

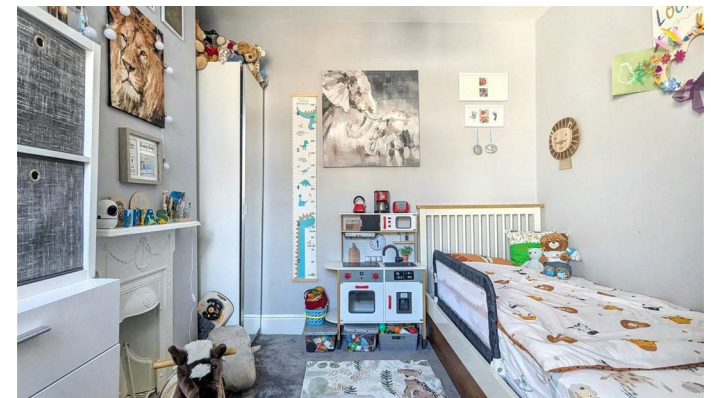
To the first floor are three double bedrooms and the family bathroom. The principal bedroom is a generously sized room spanning

the full width of the property and is positioned at the front, featuring a large bay window and fitted wardrobes. Bedrooms two and three overlook the rear garden. The family bathroom is fitted with a contemporary suite comprising a 'L'-shaped bath with mains shower over, vanity wash hand basin, WC and heated towel rail.

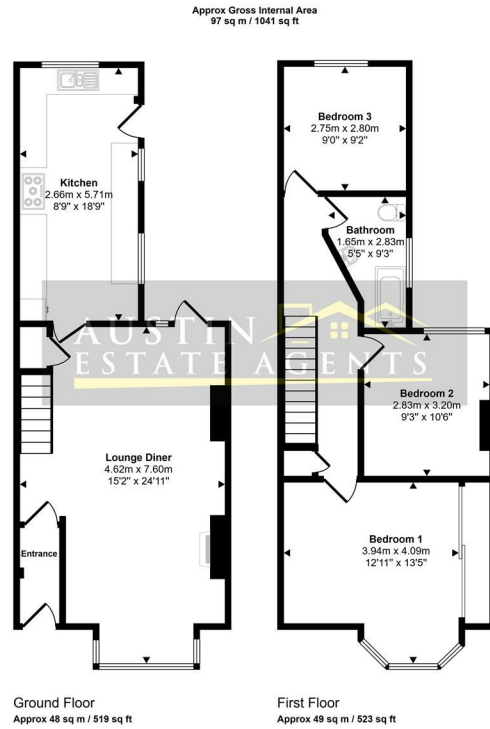
Externally, the rear garden has been designed for low maintenance, with hardstanding immediately adjacent to the property. Steps rise to the remainder of the garden, which is laid to artificial grass, providing an ideal space for children or outdoor entertaining.

Situated in the highly regarded residential area of Rodwell, the property is close to local shops, amenities, well-regarded schools and bus routes. The nearby Rodwell Trail offers scenic walks towards Sandsfoot Castle, Sandsfoot Beach, Smallmouth Bay and pedestrian access into Weymouth town centre.

For further information or to arrange a viewing, please contact Austin Estate Agents.



Local Authority **Dorset Council**  
Council Tax Band **B**  
EPC Rating **C**



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

