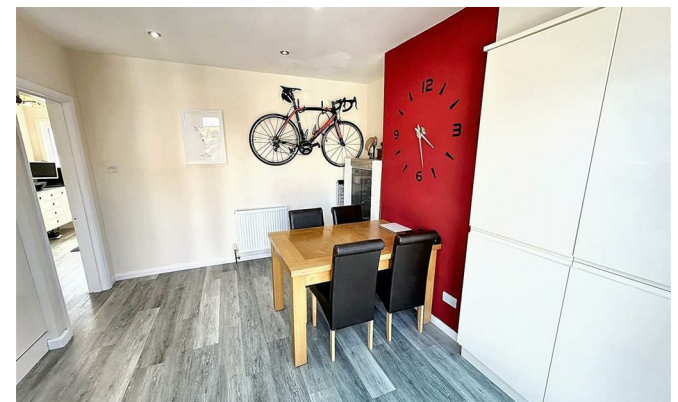




## Southdown Road Rodwell, Weymouth DT4 9LJ

- Semi Detached Family Home
- Light & Airy Lounge
- Modern Shower Room
- Front Driveway
- Sought After Rodwell Location
- Three Bedrooms
- Contemporary Kitchen / Diner
- Double Glazing & Gas Central Heating
- Low Maintenance Rear Garden with Summerhouse
- No Onward Chain

**Guide Price £285,000 Freehold**





## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Entrance Hallway

Lounge

11'3" x 12'9" max into bay

Kitchen / Diner

17'7" max x 12'5" max

### FIRST FLOOR

First Floor Landing

Bedroom One

11' x 14'4" max into bay

Bedroom Two

11'5" x 11'7"

Bedroom Three

6' x 7'11"

Shower Room

5'10" x 5'11"

### OUTSIDE

Front Driveway

Rear Garden

Summerhouse / Workshop

We are pleased to present this charming semi-detached house located in the desirable area of Rodwell, Weymouth, Dorset. This well-maintained property boasts three bedrooms and one bathroom, making it an excellent choice for families, first-time buyers, or anyone seeking a comfortable home close to local amenities.

Upon entering, you are welcomed by a spacious reception hallway that leads to a bright and airy lounge, featuring a large double-glazed bay window that fills the room with natural light. The generous kitchen/diner at the rear of the property is perfect for family gatherings, equipped with modern appliances and ample space for dining furniture. Double-glazed patio doors provide easy access to the low-maintenance garden, which is predominantly laid to hard landscaping, making it ideal for those who prefer minimal upkeep.

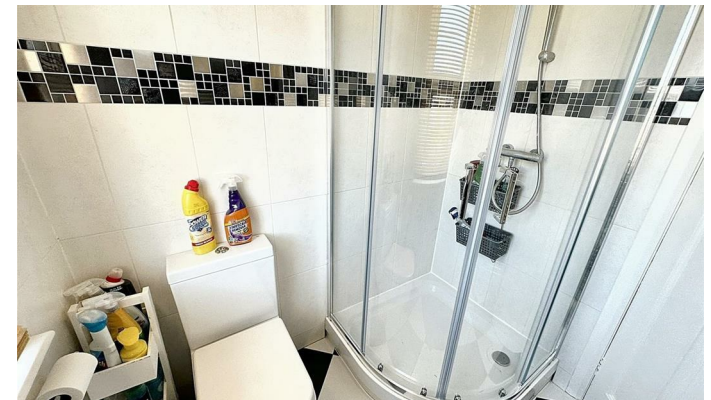
The first floor comprises three well-proportioned bedrooms, with the master bedroom benefiting from another large bay window. The second bedroom overlooks the garden, while the third is a good-sized single room. Completing the accommodation is a

modern shower room, fitted with contemporary fixtures and tasteful tiling.

Outside, the property features a block-paved driveway for off-road parking and side access to the rear garden. The outdoor space includes a large decked area, along with a substantial summerhouse/workshop that offers versatility for hobbies or additional storage.

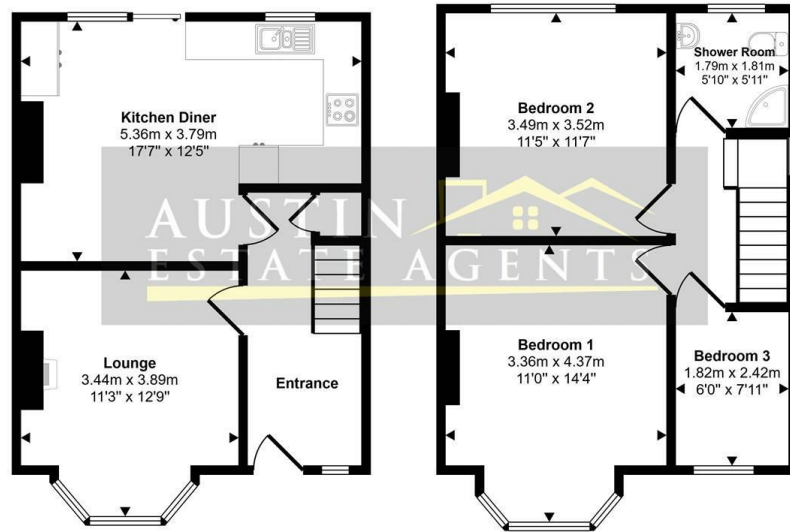
Situated within easy walking distance of the Rodwell Trail, local shops, and well-regarded schools, this property is ideally positioned for those who enjoy outdoor activities and community living. The nearby trail provides scenic walks to Sandsfoot Castle, Sandsfoot Beach, and Smallmouth Bay, as well as convenient access to Weymouth town centre.

We highly recommend an internal viewing to fully appreciate the charm and potential of this delightful home. For further information or to arrange a viewing, please contact Austin Estate Agents.



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

Approx Gross Internal Area  
79 sq m / 854 sq ft



Ground Floor  
Approx 39 sq m / 422 sq ft

First Floor  
Approx 40 sq m / 432 sq ft

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.

### Austin Property Office

3 Sirius Business Centre Lynch Lane,  
Weymouth, Dorset, DT4 9DN

### Contact

01305 858470  
info@austinpropertyservices.co.uk  
austinpropertyservices.co.uk

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.

