

88 St Leonards Road | Rodwell | Weymouth | DT4 8LB

Offers Over £140,000

BEAUMONT JONES

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We are delighted to offer an immaculate one double bedroom ground floor flat with own garden and allocated parking within a beautiful period building in Rodwell. The property is within walking distance of the town centre and would make an excellent first time purchase. This flat has been modernised throughout boasting a modern shaker style fitted kitchen, generous sized living room, double bedroom and a modern shower room. Viewing is a must to be appreciated.

- Own Private Entrance from Rear of Property
- Ground Floor Apartment
- Fully Modernised Throughout
- Own Low Maintenance Rear Garden and Allocated Parking
- Perfect First Time Purchase
- Offered with No Forward Chain

Full Description

Entrance into the main building is via a secure front aspect double glazed door leading into a well-presented communal hallway with access into the apartment via the solid oak fire door. Flat 1 is located on the ground floor with entrance leading into the spacious, bright and airy living room offering a vertical wall mounted radiator, feature fireplace, exposed beams, double glazed double doors opening onto the rear garden and sliding doors open into the bedroom and kitchen. The beautiful kitchen offers shaker style fitted eye and base level units with work surfaces over, space for a fridge/freezer, space and plumbing for washing machine,







Fully modernised ground floor apartment with own garden and allocated off road parking.











dishwasher and tumble dryer, kitchen cupboard houses the gas combi boiler, spotlights, side aspect double glazed window and a sliding door opens into the shower room. The modern shower room offers a suite comprising walk in shower with wall mounted mixer shower over, low level WC, vanity wash hand basin, wall mounted towel rail heater, partially tiled walls and a rear aspect double glazed window. The generous sized double bedroom offers a front aspect double glazed window, ample space for bedroom furniture, feature fireplace and a wall mounted radiator.

Outside offers a private low maintenance wall enclosed rear garden. Mostly laid to hard standing with mature shrubs and potted plants bordering, external water supply and power points. Rear gate leads through to the allocated parking space. To the front of the property there is an additional owned garden area which is mostly stone to shingle.

The property is ideally situated within minutes from Weymouth's picturesque harbour in Rodwell. The atmospheric and highly popular Hope Square is literally a few minutes' walk away, boasting a small number of shops, galleries, open air cafes and restaurants. There are numerous delightful walking opportunities close by including the Nothe Gardens and historic fort or simply walking along to the stone pier to take advantage of the sea views and fishing opportunities. Alternatively, Weymouth town centre can be reached by crossing the town bridge. The sweeping blue flag sandy beach, Georgian esplanade, leisure and entertainment facilities, shops and businesses make for a bustling town centre, all just a short walk away. Rail links from Weymouth to London or Bristol and an improved road network makes the area very accessible.

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











electric & drainage.

Agents Notes-Pets and holiday letting is not permitted.

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.



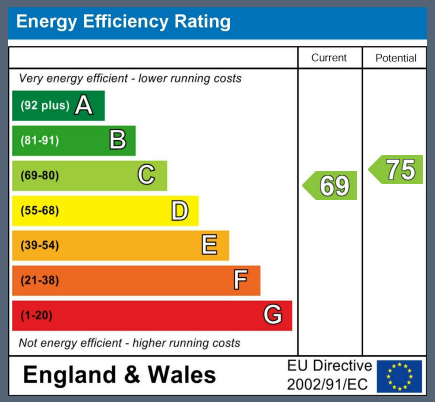


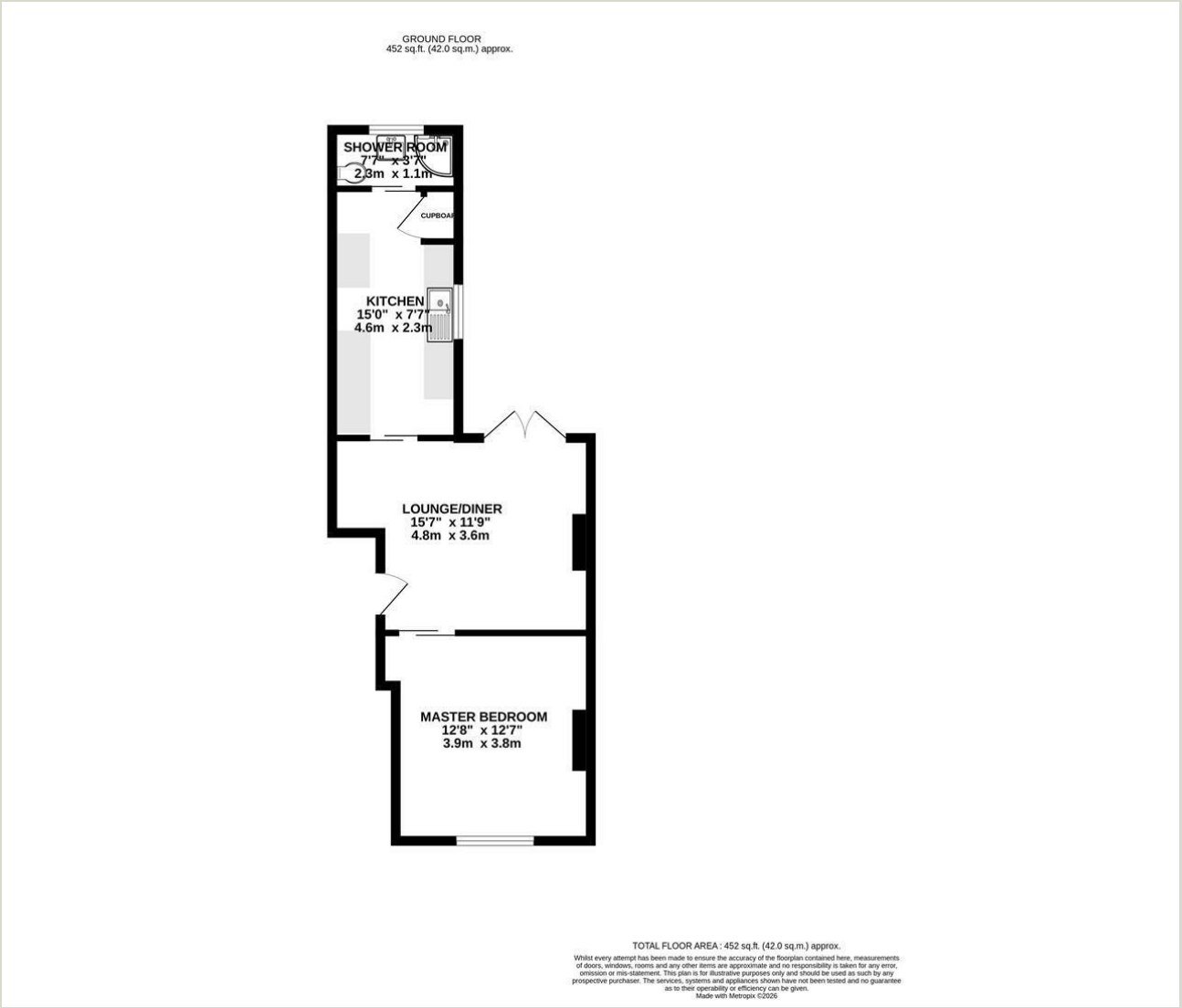
This is the perfect first time buy/downsize.











We value more than your property

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