



Franchise Street | Rodwell | Weymouth | DT4 8JS

Offers Over £250,000

BEAUMONT  JONES

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This charming two bedroom character terrace property is located moments from Hope Square, close to Weymouth Harbour, Newtons Cove, Nothe Fort & Gardens. Well-presented throughout, accommodation includes; living room, dining room, kitchen, two double bedrooms and bathroom. There are lovely far-reach views from the top floor bedroom overlooking the harbour & Weymouth beach.

- Charming Two Bedroom Character Terrace
- Well-Presented Throughout
- Lovely Far-Reaching Views from the Second Floor
- Popular Location Near Hope Square
- Two Double Bedrooms (Over First & Second Floor)
- Low Maintenance Rear Garden

Full Description

Accommodation

Entrance to the house is via the front door opening into the living room, an inviting room with bay window and exposed brick fireplace. A doorway leads through to the dining room with rear aspect window, plenty of space for a dining table and further doorway into the kitchen. The modern shaker style kitchen offers ample wall and base units for storage, there is a side aspect window and door opening into the garden. Built-in appliances include an oven and hob and there is space for a fridge, freezer and washing machine.



Charming two bedroom terrace house located moments from Hope Square, close to Weymouth Harbour & Newtons Cove.



There is a removal-able section of the worktop to accommodate a tall standing fridge/freezer also.

Returning the dining room, stairs rise to the first floor landing with access into the follow rooms. The master bedroom, with matching attractive bay window and exposed brick fireplace is a double bedroom with useful understairs storage cupboard. Across the hallway is the generous sized bathroom. A modern suite including; large bath with shower and screen overhead, low level WC and pedestal wash hand basin.

Stairs rise from the first floor landing to the second floor and second bedroom, although in the loft space this is a comfortable double room with dormer windows to either side. There are lovely far-reaching views from either side including views towards Newtons Cove, and from the rear aspect towards Weymouth Beach, over the harbour and beyond.

Outside

To the front of the house is a small front garden and pathway leading to the front door. To the rear of the house, is a enclosed rear garden, there is plenty of space for garden furniture and a shed. The garden is laid to gravel for low maintenance.

Location

Centrally located with all of Weymouth's picturesque destinations on the doorstep. Just a short stroll away is Weymouth Harbourside and vibrant Hope Square with iconic brewery building offering a choice of bistros, restaurants and pubs. The pretty Nothe Gardens offer open space and wonderful walks with Newton's Cove beach offering a



quieter spot to enjoy the sea. Weymouth Esplanade and beach is just a short walk from the property and enjoys an award winning sandy beach adjacent to the town centre which enjoys a good variety of shops.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band B. 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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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		
	57	73



TOTAL FLOOR AREA: 789 sq.ft. (73.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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