



AUSTIN 
ESTATE AGENTS

Old Castle Road

Rodwell

Weymouth

Dorset

DT4 8QB

£360,000

SUMMARY

- Beautiful Terraced Home
- Beautifully Presented Throughout
- Two Generous Double Bedrooms
- Dual Aspect Lounge & Dining Room
- Modern Fitted Kitchen
- Well Appointed Bathroom with Rolltop Bath & Shower Cubicle
- Ground Floor Cloakroom
- Double Glazing & Gas Central Heating
- Attractive Cottage Gardens to the Front & Rear
- Walking Distance of Beaches & Town Centre





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge 11' 6" max x 13' 7" into bay (3.51m max x 4.13m into bay)

Dining Room 9' 5" max x 10' 8" (2.87m max x 3.25m)

Kitchen 8' 8" max x 13' 5" max (2.65m max x 4.08m max)

Morning Room 8' 2" x 5' 9" (2.48m x 1.76m)

WC

FIRST FLOOR

First Floor Landing

Bedroom One 14' 11" max x 13' 9" max into bay (4.54m max x 4.20m max into bay)

Bedroom Two 9' 5" max x 10' 8" (2.87m max x 3.26m)

Bathroom 7' 6" x 9' 9" (2.28m x 2.96m)

OUTSIDE

Front Garden

Rear Garden



THE PROPERTY

We are delighted to present to the market, this stunning two-bedroom character home, situated on one of Weymouth's most desirable roads, just a short walk from the beach and surrounded by scenic walking routes. This beautifully presented property offers a rare blend of charm, style, and comfort. The accommodation includes two generous double bedrooms, an elegant lounge/diner with bay window, modern fitted kitchen with garden views, ground floor cloakroom, characterful family bathroom with roll-top bath and separate shower. To the exterior are pretty, enclosed cottage-style gardens.



Upon entering, you are welcomed by an inviting reception hallway with wood-striped floors and a staircase ascending to the first floor. The spacious lounge/diner boasts a large bay window to the front, flooding the room with natural light, and a second window at the rear offering views over the courtyard and garden, perfect for both relaxing and entertaining. The kitchen is tastefully styled with a rustic charm, offering a range of modern units and co-ordinated worktops. There is ample space for domestic appliances including a cooker, washing machine, and fridge freezer. A lovely seating area flows naturally from the kitchen, leading to the garden via double-glazed French doors. A ground floor cloakroom with low-level WC and wash hand basin adds convenience.





The Property Cont'd/ . . .

On the first floor, the main bedroom spans the full width of the house, with a beautiful bay window offering ample natural light. The second bedroom, also a double, overlooks the garden and surrounding area. The family bathroom is one of the property's highlights; generously sized and elegantly fitted with a roll-top bath, independent shower cubicle, wash hand basin, and WC. A large window adds to the light and airy feel.

Externally, to the front is a charming enclosed garden with wrought iron gate. The rear garden is a gardener's delight, featuring two decked patio areas perfect for alfresco dining, well-maintained borders with mature plants and shrubs, a garden shed, and rear gate access via an alleyway.

Set in the sought-after location of Old Castle Road, this home is a short stroll to the local beaches of Sandsfoot, Castle Cove and Smallmouth. The Rodwell Trail is also nearby offering pedestrian access to the beaches and town centre and close to lovely countryside walks, ideal for anyone seeking lifestyle as well as location.

For further information, or to make an appointment to view this beautiful home, please contact the team at Austin Estate Agents.





