



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

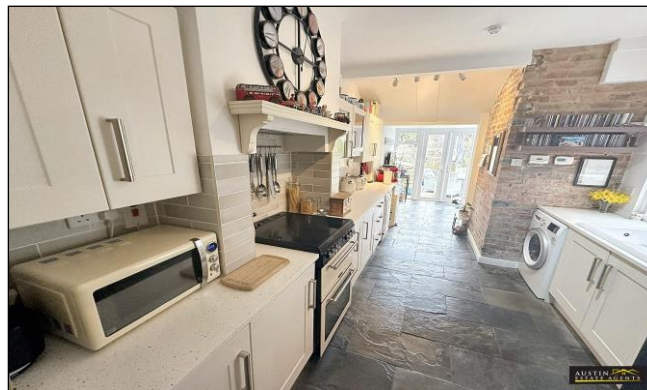




## THE PROPERTY

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-stripped 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.

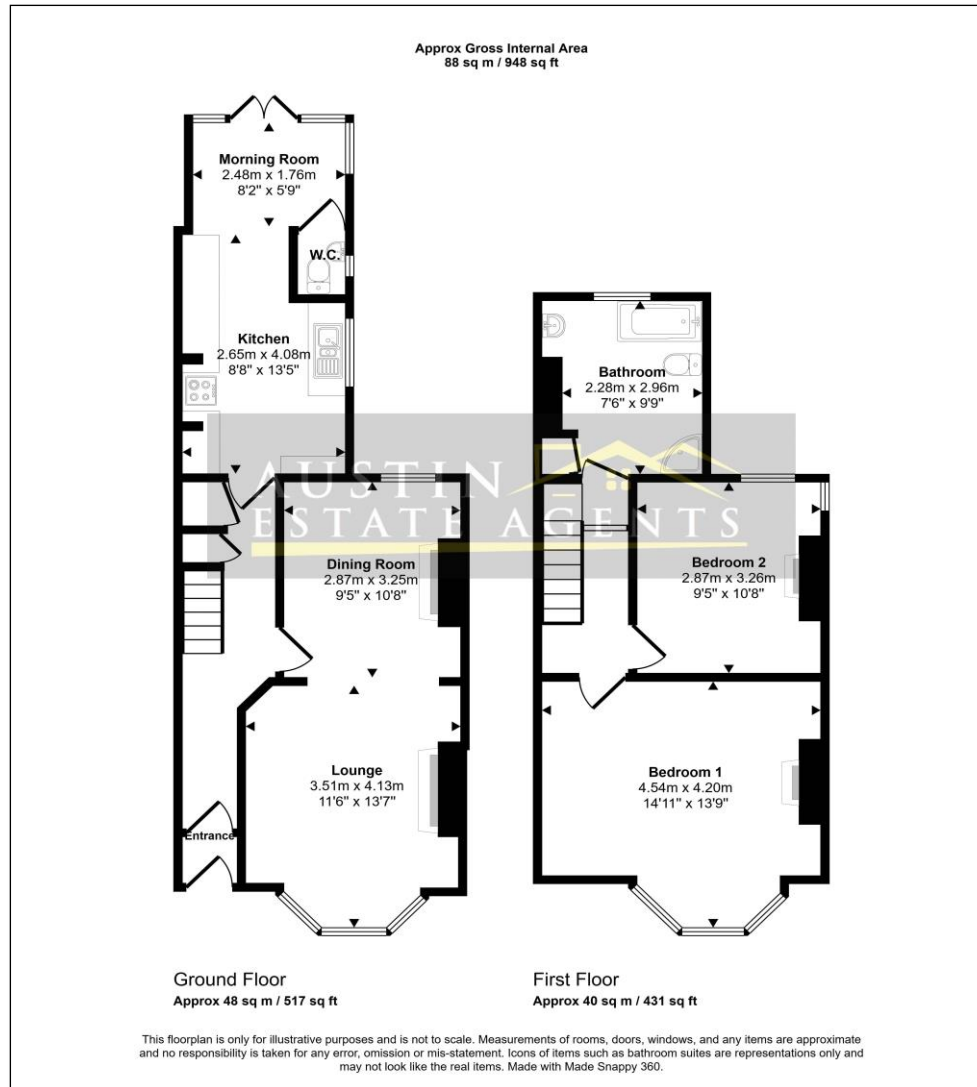








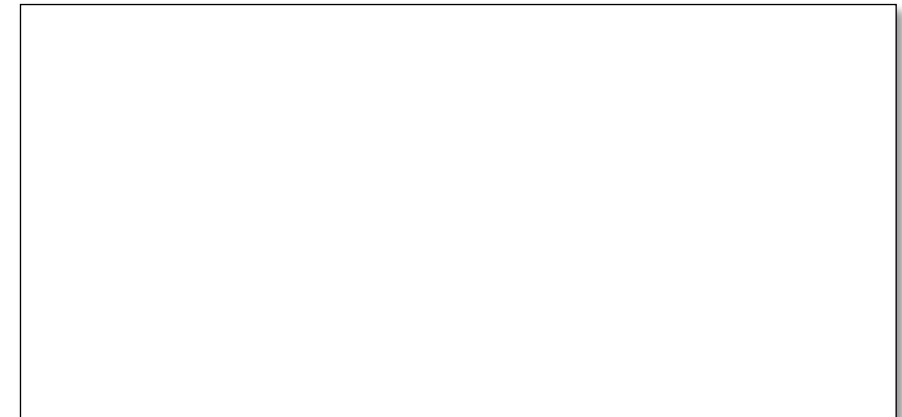
## FLOORPLAN:



## LOCATION:



## EPC:



**COUNCIL TAX RATING: C**

**TENURE: Freehold**

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### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.