



65A Rodwell Road
Weymouth, DT4 8QX

£1,750 Per Month



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A brand new three bedroom detached house located in this highly convenient position close to town. The property has large open new quality fitted kitchen/ dining/ living space, a separate living room, a utility room, ground floor cloakroom, three bedrooms, bathroom and en-suite to the first floor, gas central heating, double glazed windows, a front carousel parking area, private rear garden, and enjoys some sea views from the first floor level. Must be viewed.

ENTRANCE HALL

wood flooring with underfloor heating, stairs with storage below.

CLOAKROOM

Window to front, low level WC, wash hand basin with storage below, spot lights and wood flooring with underfloor heating.

LIVING ROOM

15'1" x 10'2" (4.60m x 3.10m)

Double aspect room, wood flooring with underfloor heating

KITCHEN/ DINING ROOM

18'8" x 17'8" (5.70m x 5.40m)

Double aspect room doors to rear, and sky lights, vaulted ceiling, a modern quality range of eye level base and wall units with roll top working surfaces and breakfast bar, built in double oven, induction hob and extractor fan above, built in dishwasher, concealed wall mounted 'Vaillant' boiler, one and a quarter bowl sink unit with mixer tap, dining and seating areas, tiled splash backs, spot lights, and wood flooring with underfloor heating

UTILITY ROOM

5'6" x 5'6" (1.70m x 1.70m)

Range of matching storage cupboards, plumbing for washing machine and dryer, tiled splash backs, spot lights, and wood flooring with underfloor heating.

FIRST FLOOR LANDING

Loft hatch, and storage cupboard.

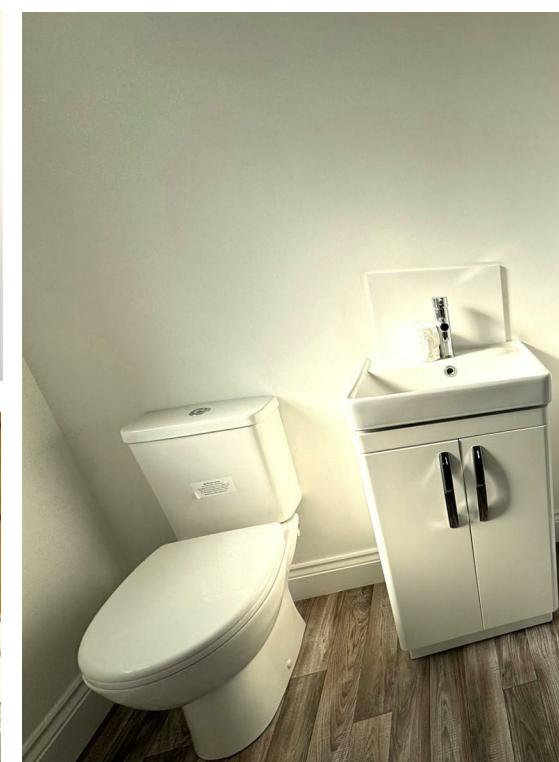
BEDROOM ONE

10'9" x 10'5" (3.30m x 3.20m)

Window to rear, panel radiator, door to:

EN-SUITE SHOWER ROOM

Walk in shower cubicle, wash hand basin with storage below, low level WC, tiled splash backs and chrome heated towel radiator.





BEDROOM TWO
11'1" x 9'2" (3.40m x 2.80m)
Window to front, and panel radiator.

BEDROOM THREE
7'10" x 7'6" (2.40 x 2.30m)
Window to rear, and panel radiator.

BATHROOM
Window to front, panel bath with mixer tap, and wall mounted shower, wash hand basin with storage below, low level WC, tiled splash backs, and chrome heated towel radiator.



OUTSIDE
To the front there is gates leading to a carousel rotational parking space for ease of access, there is side access to a private enclosed rear garden laid to a paved patio and lawn area.

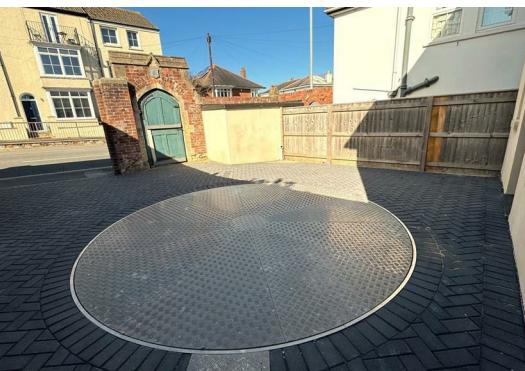
COUNCIL TAX
T.B.C

OTHER INFORMATION
Construction
Traditional cavity wall construction with brick elevations under a tiled roof

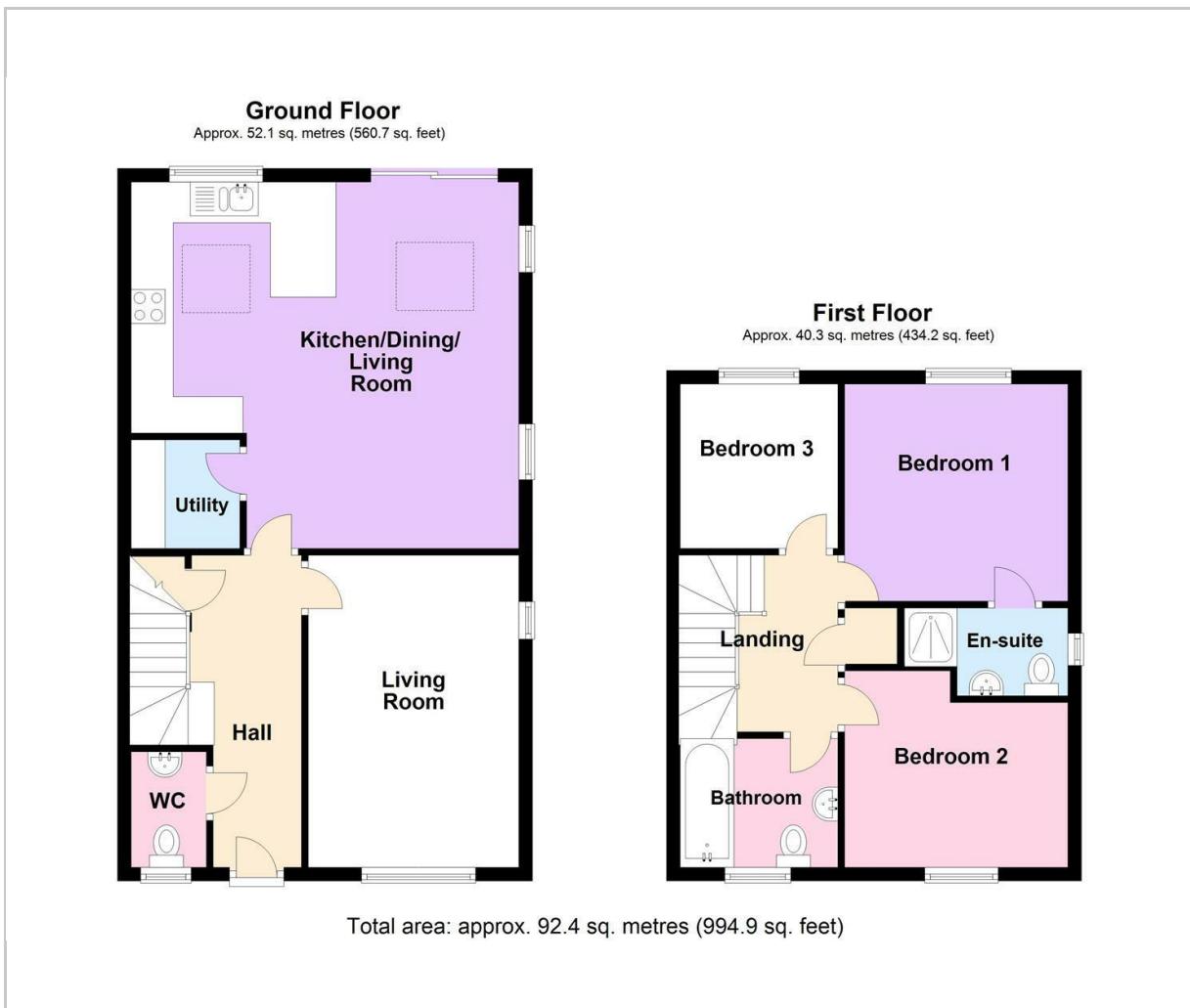
Broadband (estimated speeds)
Standard To be confirmed
Superfast To be confirmed
Ultrafast To be confirmed

Services
The property is supplied with mains gas, electricity and water, and mains drainage.

LEGAL DISCLAIMER
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan

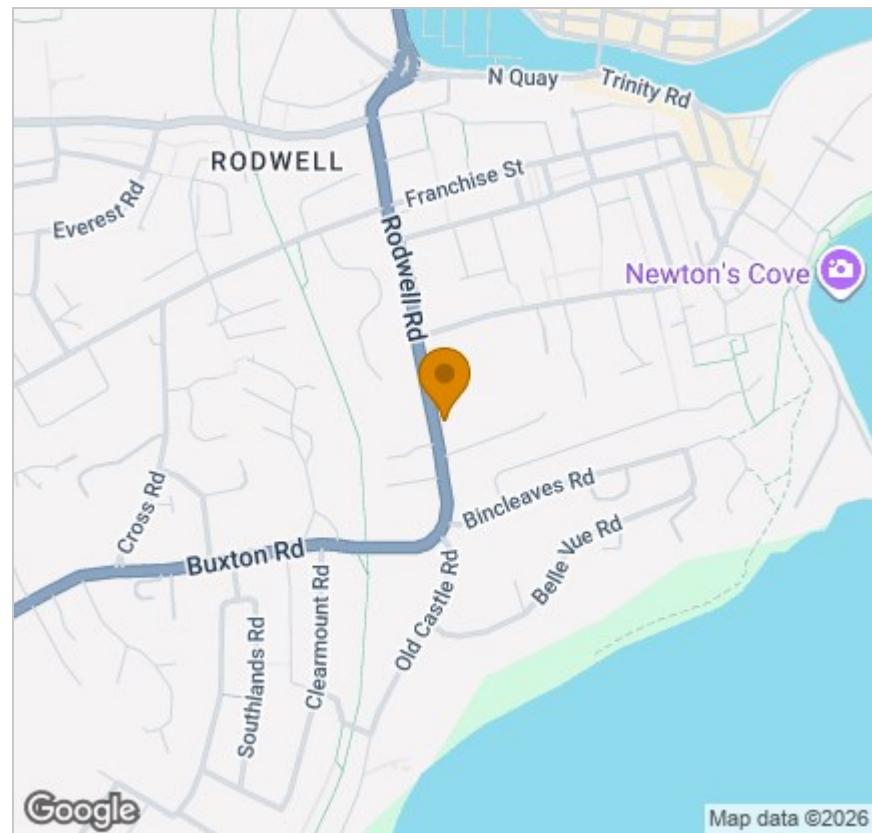


Viewing

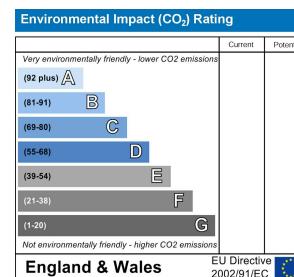
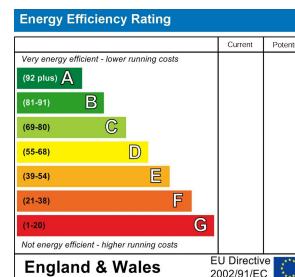
Please contact our Hull Gregson & Hull Lettings Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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