



AUSTIN   
ESTATE AGENTS



## Newberry Road

Rodwell

Weymouth

Dorset

DT4 8LP

Offers over £450,000

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### SUMMARY

- Substantial Terraced Period Home
- Versatile Accommodation over Three Floors
- Five Double Bedrooms
- Two Reception Rooms
- Two Kitchens
- Two Shower Rooms & En-Suite Bathroom
- Double Glazing & Gas Central Heating
- Front & Rear Gardens
- Detached Double Garage
- Walking Distance of Newtons Cove & Hope Square





## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Entrance Lobby

Entrance Hallway

Lounge 12' 1" x 12' 8" plus bay (3.68m x 3.86m plus bay)

Bedroom One 10' 2" x 10' 5" (3.09m x 3.18m)

Kitchen 9' 6" x 11' 11" (2.90m x 3.63m)

Shower Room 6' 6" x 5' 2" (1.97m x 1.57m)

WC

### FIRST FLOOR

First Floor Landing

Sitting Room 16' 0" x 13' 0" plus bay (4.87m x 3.97m plus bay)

Bedroom Two 10' 4" x 12' 6" (3.16m x 3.80m)

Shower Room 5' 5" x 6' 0" (1.65m x 1.82m)

Kitchen 9' 8" x 13' 5" plus recess (2.94m x 4.10m plus recess)

### SECOND FLOOR

Second Floor Landing

Bedroom Three 9' 9" x 17' 0" max (2.96m x 5.17m max)

En Suite Bathroom 5' 4" x 6' 1" (1.63m x 1.85m)

Bedroom Four 9' 1" x 12' 6" (2.78m x 3.81m)

Bedroom Five 16' 1" x 13' 0" plus bay (4.89m x 3.97m plus bay)

### OUTSIDE

Front Garden

Rear Garden

Double Garage





## THE PROPERTY

We are delighted to present this extremely spacious period family home, which is currently configured with five bedrooms, two kitchens, two receptions and three shower rooms. The accommodation is situated over three floors with the added advantage of a cellar room and a boarded loft with Velux windows. Externally are low maintenance gardens to the front and rear as well as a detached garage providing precious off road parking.

On the ground floor is an inviting reception hallway with stairs ascending to the first floor. The lounge is situated to the front of the property with a large double glazed window providing good natural light and a cast iron feature fireplace. Bedroom three is currently situated on the ground floor and could be used as a dining room / second reception room with a double glazed window to rear aspect. The kitchen is tastefully fitted with a modern range of matching eye level and base units with ample space for kitchen appliances. A door to the side provides access to the rear garden and an additional door leads to the ground floor shower room with wash hand basin and independent shower cubicle. A separate WC is accessed from here.

The first floor hosts a spacious landing with stairs rising to the second floor and doors to all first floor rooms. A sitting room is situated to the front of the property with a large, double glazed window to the front aspect. Bedroom two is situated to the rear with a double glaze window overlooking the rear aspect. The first floor shower room comprises a low-level WC, wash hand basin and independent shower cubicle with a double glazed window to the side. The first floor kitchen is fully fitted with a range of modern eye level and base units, integrated eye level oven and grill and space for additional kitchen appliances. A large double glazed square bay window to the rear boasts attractive views over the surrounding areas with distant views of the sea.





## The Property Cont'd/ . . .

The attractive second floor landing gives access to all second floor bedrooms. At the front of the property is bedroom five, an extremely spacious room with a large bay window. Bedroom four, situated to the rear features fitted wardrobes and a double glazed window with distant sea views. Bedroom three is also situated to the rear with dual aspect windows enjoying some sea views. This room has the added advantage of an en-suite bathroom with independent shower cubicle, low-level WC and wash hand basin with a double glazed window to the side.



The property benefits from a large cellar room accessed from the rear garden approximately measuring a maximum of 7.5m x 4m, providing an excellent storage facility.

Externally, the property features a small, low maintenance, enclosed front garden. The rear garden is also low maintenance and is mainly laid to paving with raised planting beds to the borders, leading to a detached double garage with an up and over door, providing rare off road parking.



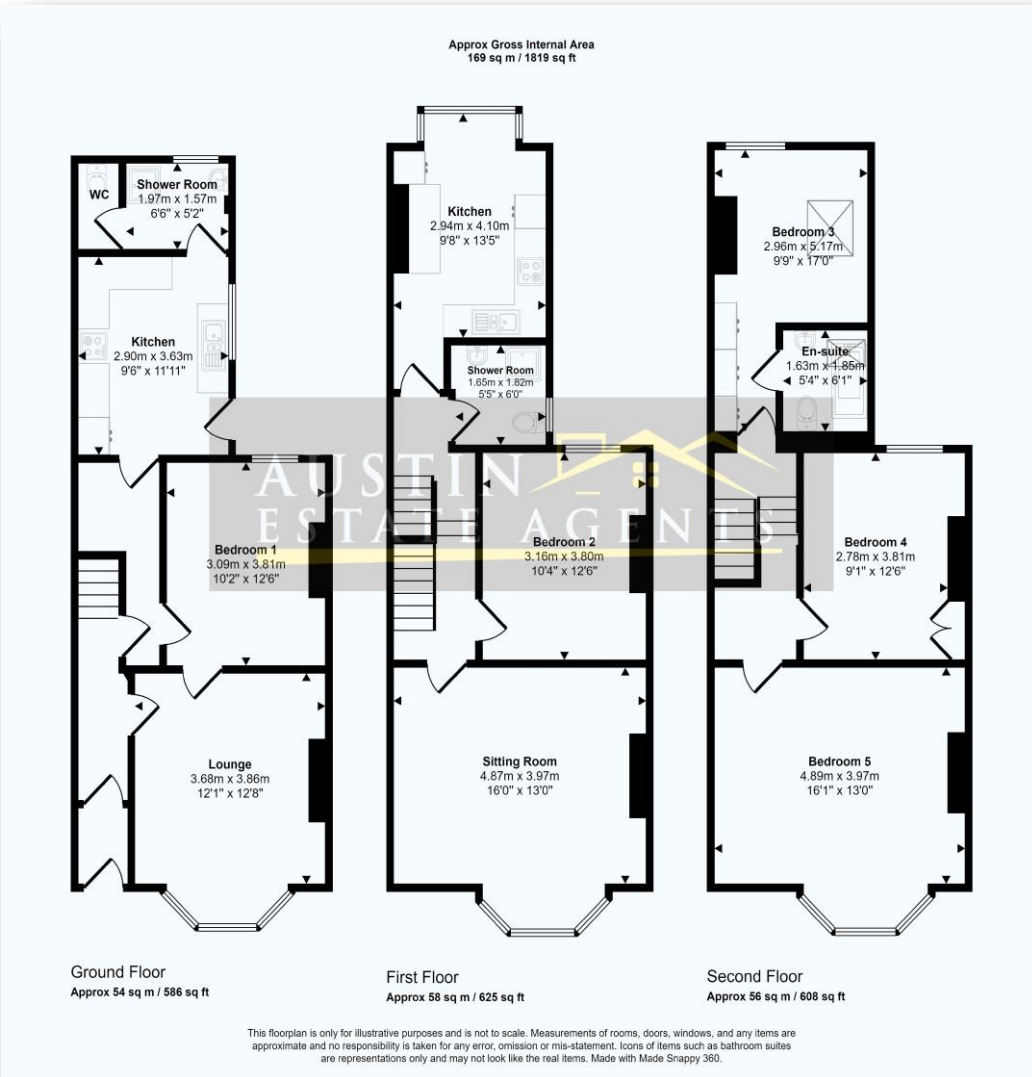
This fabulous property is positioned in the popular residential location of Rodwell, just a short walk from the picturesque Newton's Cove, Hope Square and the Inner Harbour with easy access to the Town Centre. Viewing is highly recommended.

For further information, or to make an appointment to view this substantial and versatile residence, please contact Austin Estate Agents.

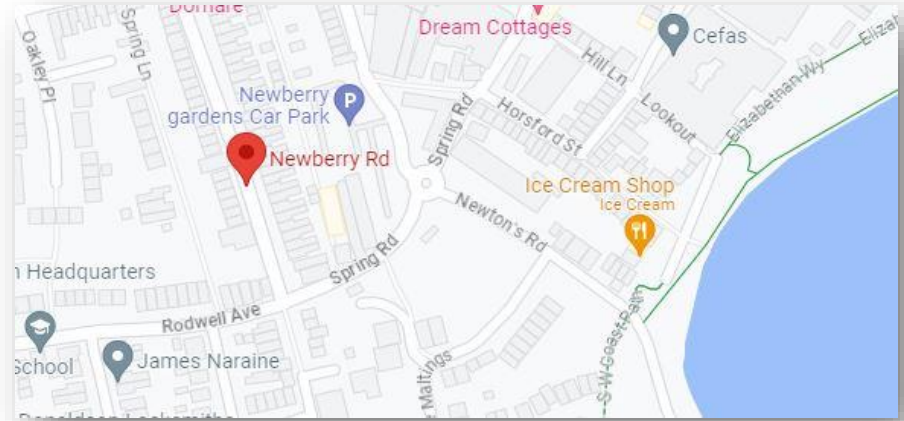




**FLOORPLAN:**



**LOCATION:**



**EPC:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**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.