



Symonds
& Sampson

50a Littlemoor Road
Weymouth, Dorset

50a Littlemoor Road

Weymouth
Dorset DT3 6AA

An individually built five bedroom detached chalet style house set in large landscaped gardens on the edge of Preston and within easy walking distance to a range of amenities at Chalbury corner.



- Spacious five bedroom detached chalet style house
- Ideally situated close to Chalbury corner and a range of local amenities
- Recent refurbishment with brand new kitchen and bathrooms
- Two reception rooms and Upvc double glazed conservatory
 - Extensive parking and garage
 - Large gardens
- Grounds of about 0.085 ha (0.210 acres)

Guide Price £550,000

Freehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



THE PROPERTY

A spacious five-bedroom detached chalet style house situated in Preston on a no-through road, within easy walking distance to a range of local amenities. The accommodation has recently undergone extensive refurbishment and redecoration including newly fitted carpets, floorings, a brand new replacement kitchen and bathrooms. Built in the 1970's with brick elevations under a tiled roof, the property has been under the same family ownership since new. Set in delightful and extensive gardens together with ample off-road parking and an attached garage, in all circa 0.21 acres.

THE ACCOMMODATION

A side entrance door leads into a reception hall with airing cupboard and stairs to the first floor with useful understairs storage cupboard. The spacious double aspect sitting room is situated to the front with two south facing windows providing an abundance of natural light. There is a separate dining room with French doors opening into a Upvc double glazed conservatory overlooking the rear garden with doors to the outside. A brand new kitchen has been fitted with an attractive range of wall and floor cupboards with built-in electric oven, four-ring gas hob and a cupboard housing a Vaillant gas-fired boiler. A door leads from the kitchen leads to the garden. There is a useful downstairs bedroom which could be used as a study and a newly installed contemporary fitted shower room.

On the first floor are a further four bedrooms, three of which are double rooms with the main bedroom having attractive south-facing views and the benefit of a brand new en-suite shower room.

SITUATION

The property is situated on the outskirts of Weymouth, towards the end of a no through road set back from Littlemoor Road. There are a wide range of local amenities close by including the Goulds garden centre which is almost on your doorstep. A short walking distance away at Chalbury Corner is a doctor's surgery and deli/off license. The bustling and lively town centre can be found within approximately 2 miles and provides a comprehensive range of shopping and educational facilities. There is a large sandy beach as well as a picturesque inner harbour surrounded by a number of boutiques, eateries and café/bars. Weymouth and Portland boast excellent sailing and water sport facilities and the resort is surrounded by rolling countryside which is well dispersed with foot and bridle paths giving access to many areas of Outstanding Natural Beauty, in particular, those along the World Heritage Jurassic Coastline.

The town also benefits from rail links to both London Waterloo and Bristol Temple Meads.

OUTSIDE

Gated access at the front leads onto a gravelled driveway and turning area with further brick paved hardstanding for parking which leads to the attached garage. The front garden is stocked with a variety of shrubs and small trees with shrub borders and lawned area. Immediately adjoining the front of the house is a paved sun terrace enjoying a south facing aspect. Pedestrian side access via a timber gate leads to an enclosed rear garden. A paved patio at the rear leads onto large lawned gardens stocked with a range of fruit trees, vegetable beds and flower and shrub borders.

Towards the far end of the garden is a greenhouse, timber garden shed, summerhouse and pond.

DIRECTIONS

What3words:///sunblock.sheild.treating

SERVICES

Mains gas, electric, water and drainage. Gas fired central heating system.

Local Authority: Dorset Council Tel: - 01305 251000

Broadband: Ultrafast is available in the area. Highest download speed 1000 Mbps

Mobile Phone: Network coverage is reported to be likely indoors and out (Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Council Tax Band: E

EPC Band: C



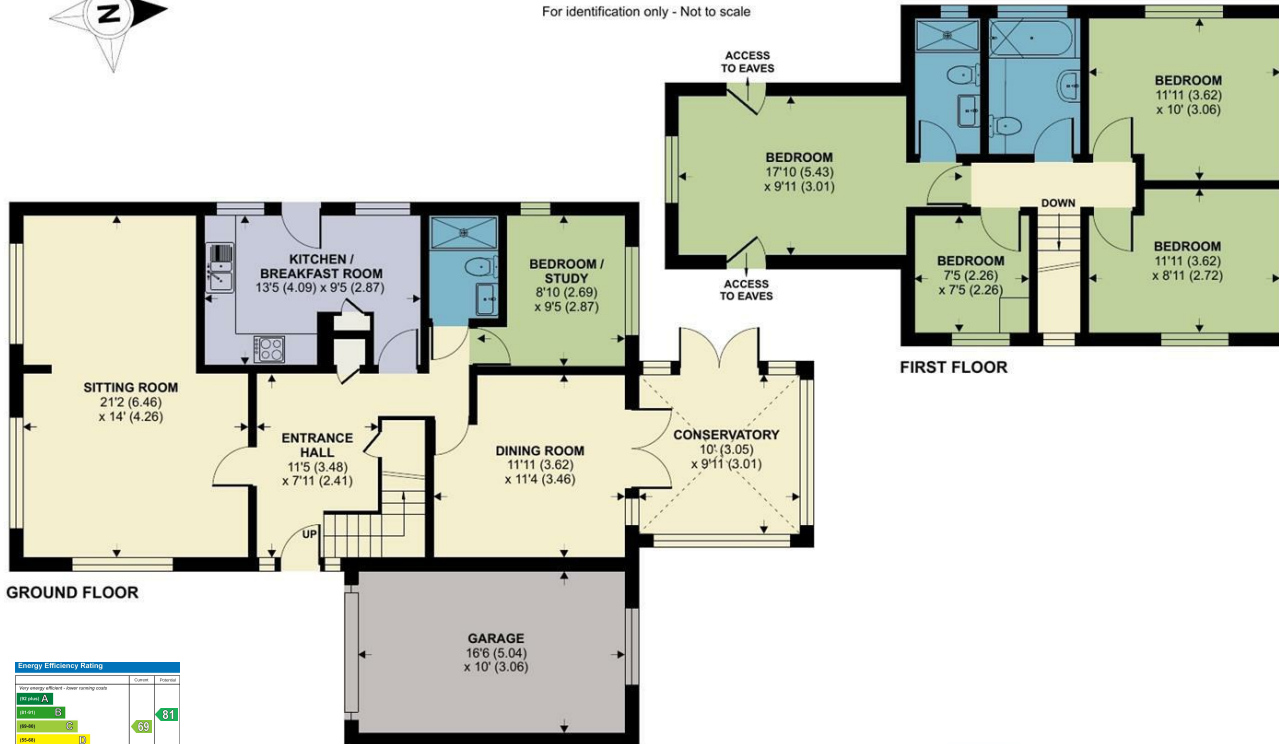
Littlemoor Road, Weymouth

Approximate Area = 1488 sq ft / 138.2 sq m

Garage = 166 sq ft / 15.4 sq m

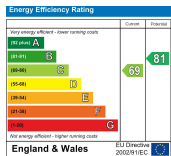
Total = 1654 sq ft / 153.6 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1183807



Poundbury/DW/03.04.25rev



01305 251154

poundbury@symondsandsampson.co.uk
Symonds & Sampson LLP
Arch Point House, 7 Queen Mother Square,
Poundbury, Dorset DT1 3BY



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They 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. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT