



22 Littlemoor Road
Preston Weymouth, DT3 6AA

£475,000 Freehold



22 Littlemoor Road

Preston Weymouth, DT3 6AA

A spacious two double bedroom bungalow situated on a large 1/4 acre plot in the popular residential area of Preston approximately one mile from the beach at Overcombe Corner and approximately three miles from Weymouth Town Centre and Esplanade. Internally the property offers well portioned accommodation with an ample sized lounge with separate dining room lead to a kitchen, there is an inner hallway leading to the two bedrooms plus a shower room and separate WC. Outside there are gates to the front leading to a large driveway providing ample off road parking and leading to the rear where there is space for a garage to be built subject to any planning permissions, there is a private garden to the rear.

Entrance Hall

Built in cupboard

Lounge

20'3" x 13'3" (6.18 x 4.06)

Double aspect room

Dining Room

11'11" x 9'3" (3.64 x 2.82)

Kitchen

10'9" x 10'6" (3.28 x 3.22)

Fitted with one and a half bowl sink unit set into worktops with drawers and cupboards below, wall mounted cupboards, hob and eye level double oven, space for washing machine, built in cupboards door to rear garden

Inner Hallway

Built in Cupboard

Bedroom 1

12'10" x 11'11" (3.93 x 3.64)

Built in wardrobes

Bedroom 2

12'10" x 11'10" (3.93 x 3.62)

Built in wardrobes

Shower Room

fitted with tiled shower cubicle wash hand basin and WC

Separate W C

Fitted with W C





Gardens

Set on a large plot of approx 1/4 acre, with lawned garden area to the front in addition to the large driveway, The rear garden is mainly laid to lawn with a central patio area and there are two sheds to the rear of the garden that are included with the property

Parking

Gates leading to an ample parking area to the front and leading to the rear of the property where there is space for a garage to be built subject to an planning requirements

There is an electric car charger on the side of the property

Council Tax

Band E with Dorset Council

Utility Supplies

Mains gas electric water and drainage

Flood Risk

Very low risk from river sea or surface water

Construction

traditionally built under a pitched roof

Phone and Broadband signal strength and coverage

Mobile phone signal strong O2, 3, EE & Vodafone

Sky & BT tv is available, Virgin tv is not available

Broadband speeds standard 17 mbps Superfast 44 mbps, ultra fast 501 mbps

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

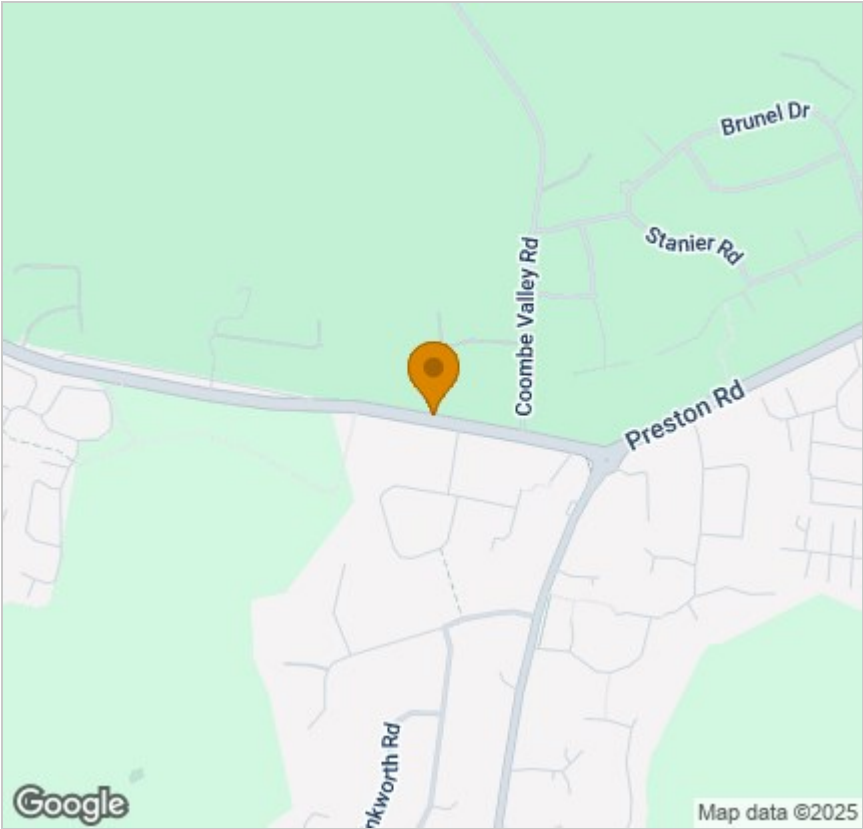


Viewing

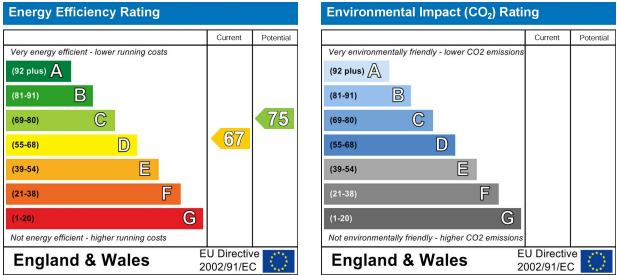
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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.

Area Map



Energy Efficiency Graph



35 St Thomas Street, Weymouth, DT4 8EJ
Tel: 01305 776 666 Email: property@hgh.co.uk www.hgh.co.uk