



Connells

Littlemoor Road
Weymouth



Property Description

Stepping inside there is a hallway providing access to all rooms. The lounge/diner is a good space with plenty of room for furnishings along which enjoys open countryside views. A fully fitted kitchen is accessed from the living area with a selection of eye and base level units, built in oven, inset gas hob with extractor hood over and space for white goods with window overlooking the garden.

The bedrooms are both doubles, boasting space for wardrobes and storage, the generous sized bathroom completes the accommodation.

Outside there is a communal lawned garden and to the front is a car park with parking for the property.

Entrance

The property is approached via timber door giving access to inner communal hallway with lighting and power. Stairs rising to first floor landing, giving access to timber panelled door leading into: -

Hallway

Ceiling light point. Ceiling mounted smoke detector. Panelled radiator. Timber doors giving access to both bedrooms, living room, kitchen, bathroom and timber door giving access to utility/storage cupboard.

Kitchen

13' 3" x 7' 4" (4.04m x 2.24m)

Side aspect UPVC double glazed window. Ceiling light point. Wall mounted combination boiler. Kitchen comprises fitted matching base and eye level fitted units with complementary roll edge work surface over featuring inset single bowl single drainer stainless steel sink with stainless steel mixer tap over. Stainless steel in-built electric oven with matching electric hob over. Integrated under counter single fridge, single freezer. Decorative tiling to all splash prone areas. Wood effect flooring.

Living Room

17' 2" x 10' 7" (5.23m x 3.23m)

Front aspect UPVC double glazed window which enjoys open countryside views. Ceiling light point, featuring fan. Panelled radiator with thermostatic control. Telephone point. Television point.

Bedroom One

14' 1" x 8' 7" (4.29m x 2.62m)

Front aspect UPVC double glazed window offering extensive views over surrounding countryside. Ceiling light point. Panelled radiator. Television point.

Bedroom Two

14' 7" x 7' 9" (4.45m x 2.36m)

Front aspect UPVC double glazed window offering extensive views towards surrounding countryside. Ceiling light point. Panelled radiator. Storage cupboard.

Bathroom

Ceiling light point. Ceiling mounted extractor. Panelled radiator. Matching white bath suite comprising low level WC, pedestal wash hand basin with stainless steel taps over and panelled bath with stainless steel taps over, also benefiting from additional wall mounted electric shower with stainless steel screen. Decorative tiling to all splash prone areas. Wall mounted light point. Wood effect flooring continuing from kitchen, bathroom and inner hallway.

Outside

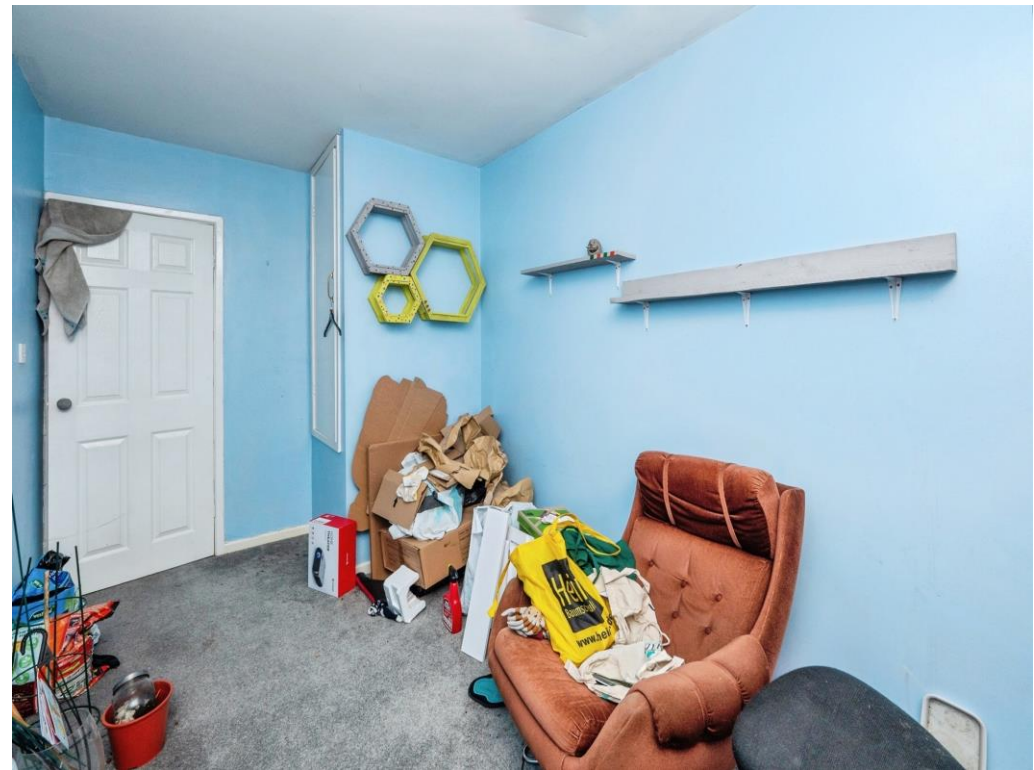
Allocated Parking

Allocated parking.

Communal Gardens

Lease Length & Charges

The vendor informs us; of 999 year lease from 1982, Service Charge is £525 which includes the Ground Rent.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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84 St. Thomas Street
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EPC Rating: C

Council Tax
 Band: A

Service Charge: 525.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WEY309119

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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