

DIRECT



MOVES



## Tollerdown Road , Weymouth DT4 0SQ

- Three bedroom home
- School catchment area
- Breakfast bar
- Off road parking for 2 cars
- Close to local amenities
- Rear garden

**Offers In Excess Of £275,000 Freehold**







### **Front of the property**

Off road parking for two cars, rear access to the garden via the side of the property.

### **Entrance**

Double glazed door leading to:

### **Inner Hallway**

Front aspect double glazed window, stairs leading to the first floor, under stairs storage housing the gas meter along with smaller cupboard housing the fuse board, herringbone flooring throughout the hallway, doors leading to:

### **Lounge**

12'10" x 13'6"

Large front aspect double glazed window overlooking the off road parking, herringbone flooring, wall mounted radiator, power points, hanging ceiling lights, integral electric fireplace.





### **Kitchen/Breakfast room**

10'1" x 19'10"

Rear aspect single glazed windows overlooking the rear garden and lean to, range of eye and base level units with work surfaces over, 4 ring Bosch induction hob with oven underneath and extractor fan overhead, porcelain sink with draining board, tiled flooring, space for fridge/freezer, integral washing machine, spot lights, breakfast bar, single glazed wooden door leading to:

### **Lean to**

Tiled flooring with single glazed windows overlooking the rear garden, single glazed door leading to the garden.

### **First floor landing**

Stairs leading from the ground floor, loft access via hatch, the loft is boarded and has lighting, hanging ceiling light, doors leading to:

### **Bedroom one**

11'5" x 11'9"

Front aspect double glazed window, wall mounted radiator, hanging ceiling light, power points, built in wardrobe with shelving.

### **Bedroom two**

11'3" x 12'8"

Rear aspect double glazed window overlooking the rear garden, power points, wall mounted radiator, built in airing cupboard housing the wall mounted Glow-worm combination boiler.

### **Bedroom three**

9'11" x 11'4" (max)

Front aspect double glazed window, wall mounted radiator, power points, integral storage cupboard.

### **Bathroom**

5'5" x 5'11"

Rear aspect double glazed obscured window, panel enclosed bath with shower overhead and glass screen, partially tiled, wall mounted radiator, hand wash basin.

### **WC**

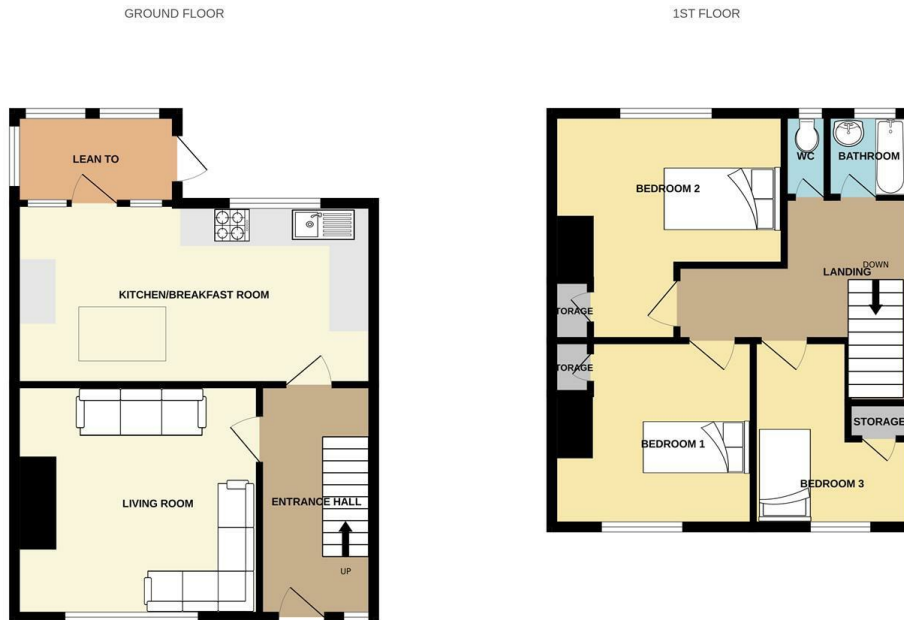
Rear aspect double glazed obscured window, low level WC

### **Rear garden**

Mainly laid to lawn, fully fence enclosed with front access via wooden gate, space for shed, 2 storage units along with outside WC.



Local Authority  
Council Tax Band **B**  
EPC Rating **D**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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