



Littlemoor Road

, Weymouth DT3 6LA

- Two bedroom first floor apartment in Preston
- Short stroll to Weymouth Beach & coastal walks
 - Nearby transport links
 - Really economical to run
 - No chain
- Recently modernised throughout
 - Own private entrance
- Close proximity to local amenities
 - Bin storage area
- Excellent investment and priced to sell

£125,000 Leasehold





Front of property

Set nearby to a host of local amenities Littlemoor Road benefits from an open lawn to the front that sets the property back the from the road, a concrete pathway leads to the front door.

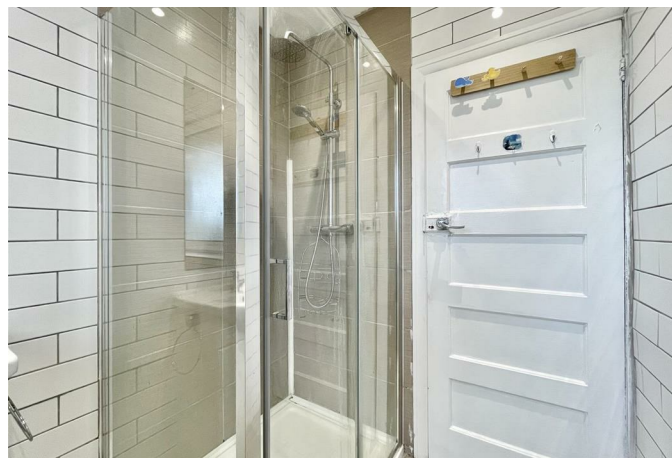
Entrance/ Inner hallway

Accessed via an obscured double-glazed UPVC entrance door, the hall features stairs leading up to the first-floor accommodation. Upstairs there is a storage cupboard housing the meters, a hatch providing access into loft space, ceiling lighting, and doors to all rooms.

Kitchen

8'6" x 5'10"

A modern rear aspect kitchen fitted with a range of eye and base-level units, incorporating a stainless-steel sink with mixer tap, and an electric oven with hob and extractor hood above. The space also benefits from a double-glazed window and ceiling spotlights, providing a bright and practical cooking area.



Lounge

12'9" x 10'9"

A light and welcoming front aspect room with a double-glazed window, picture rails, and ceiling lighting — offering a comfortable space for both relaxation and dining.

Bedroom 1

12'9" x 9'6"

A generous front aspect double bedroom with a double-glazed window, picture rails, ceiling lighting, and space for freestanding wardrobes and furniture.

Bedroom 2

8'10" x 5'10"

A cosy rear aspect bedroom with a double-glazed window, ceiling lighting, and power points — ideal as a guest room, nursery, or study.

Shower room

5'10" x 5'6"

A fully tiled, contemporary bathroom with an obscured double-glazed window, corner shower enclosure featuring both handheld and rainfall showerheads, low-level WC, hand wash basin with stainless mixer tap, and recessed ceiling spotlights.

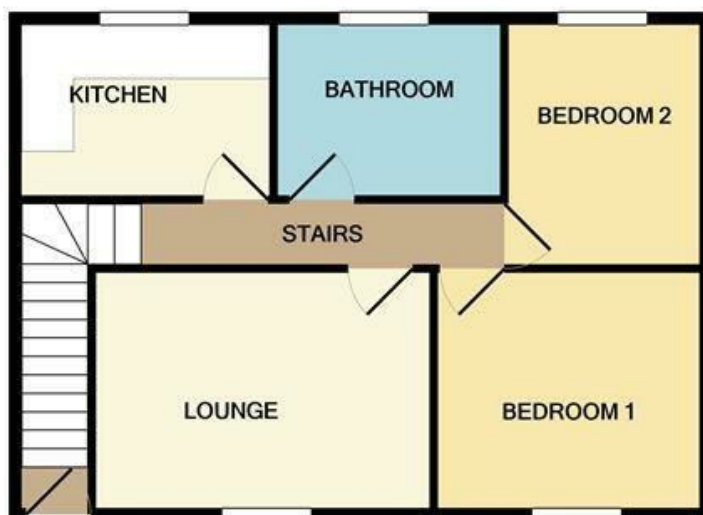
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Local Authority **Weymouth & Portland Borough Council**
Council Tax Band **A**
EPC Rating **E**



LITTLEMOOR ROAD
TOTAL APPROX. FLOOR AREA 496 SQ.FT. (46.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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