



Instinct Guides You



Littlemead, Upwey £270,000

- Three Double Bedrooms
- Main Bathroom & En-Suite
- Broadway
- No Onward Chain
- Large Kitchen/Diner
- Westerly Aspect Garden
- Bus Route On Your Doorstep
- Local Amenities Nearby



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We are excited to present to market this spacious and attractive stone fronted THREE DOUBLE BEDROOM SEMI DETACHED cottage, boasting a WESTERLY ASPECT GARDEN, TWO BATHROOMS and a large KITCHEN/DINER, located in the ever popular suburb of BROADWEY. The property is offered with NO ONWARD CHAIN, has local amenities nearby; a bus route on your doorstep servicing into Weymouth and Dorchester; UPWEY STATION TO LONDON.

The lounge is cosy with a dual aspect allowing plenty natural light to flood the space. The large kitchen/diner is the hub of the home offering a plethora of space with the kitchen benefitting a range of eye level and base units, ample work surface, built in oven and four ring gas hob, space for further appliances and access to the rear garden. This space is ideal for family gatherings or entertaining friends within the comfort of your own home!

Ascending to the upper floor there are three double bedrooms, main bathroom and en-suite. Bedroom one is a generous double boasting an en-suite shower room. Bedrooms two and three are also good size doubles offering plenty of floor space for further furnishings. The bathroom comprises a bath with shower over, wash hand basin and W.C.

Externally you enjoy a westerly aspect low maintenance garden, capturing the sunshine superbly!



Room Dimensions

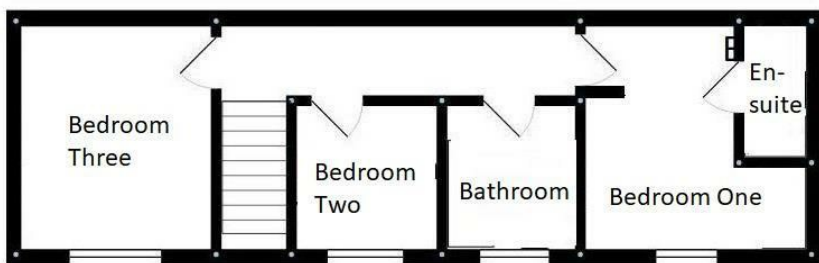
Lounge 12'0" x 9'0" max (3.66 x 2.76 max)

Kitchen/Diner 27'6" x 12'0" max (8.40 x 3.66 max)

Bedroom One 12'2" max x 8'2" max plus recess and alcove (3.71 max x 2.49 max plus recess and alcove)

Bedroom Two 11'11" 9'8" (3.65 2.97)

Bedroom Three 10'1" 8'7" (3.08 2.63)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	85
	54
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.