



Instinct Guides You



Littlemoor Road, Weymouth £240,000

- Off Road Parking
- Very Well Presented Throughout
- Open Plan Living
- Modern Kitchen & Bathroom
- Close To Amenities & Bus Route
- Attractive Rear Garden
- Easy Access To Dorchester & Weymouth
- Countryside Walks Nearby



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Situated in a convenient position with easy access to both Weymouth & Dorchester this well-presented home offers off-road parking, an open-plan living space and an attractive rear SOUTHERLY garden.

Inside, the hub of the home is certainly the lounge, bathed in natural light thanks to a set of double doors the room is well-proportioned with ample space for furniture. The doors open onto decking helping to merge the boundaries between home and garden. Adjacent is a well-appointed kitchen that benefits ample units and work surfaces with room for white goods. The room is in fact large enough for a small dining table.

Rising to the first floor are two bedrooms and the family bathroom. Bedroom one is a generous double room with plenty of space for furnishings and enjoys pleasant views over the rear garden. Bedroom two is a generous single room that benefits from a built-in cupboard over the stairs. The bathroom finishes the house perfectly. Finished to a modern standard it comprises a bath with shower over, wash hand basin and w.c. all tied together with decorative panelling and flooring.

The rear garden has been finished with a low-maintenance approach in mind, decking adjoins the house offering a perfect space to enjoy the sun and entertain before continuing to a lawn and gated access to the road behind.

The Area - the home boasts a practical position close to bus and rail links that service Weymouth, Dorchester and the broader area. Schools and amenities are also close by and there is a number of attractive country walks in close proximity.

Room Dimensions

Kitchen 11'4" x 9'1" (3.47 x 2.79)

Living Room 13'10" x 12'8" (4.22 x 3.88)

Bedroom One 12'9" x 9'10" (3.91 x 3.00)

Bedroom Two 11'6" x 7'6" (3.53 x 2.31)

Bathroom 7'1" x 4'9" (2.16 x 1.46)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.