



Instinct Guides You



Littlemoor Road, Weymouth £270,000

- Two Double Bedrooms
- Southerly Aspect Garden
- Garage
- Quiet Cul-De-Sac
- Spacious Kitchen
- Modern Bathroom
- Communal Car Park
- Close To Amenities



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Tucked away in a quiet mews-style cul-de-sac, this attractive stone-fronted two double bedroom home enjoys a southerly aspect rear garden, a garage, and delightful views over a pleasant communal green. Ideally located within a mile of Overcombe Beach and Bowleaze Cove way, the property also benefits from nearby amenities including a doctors surgery, schools, and a local parade of shops. Excellent transport links are available with regular bus routes and Upwey train station offering direct services to Weymouth and London Waterloo.

Step inside to a welcoming entrance hall with stairs to the first floor and doors to all ground floor rooms.

The kitchen enjoys a lovely outlook over the green—perfect while washing up—and is fitted with a range of modern units, ample work surfaces, integrated appliances, and space for further utilities.

The spacious lounge/diner is bright and airy, with plenty of room for a sofa, dining table, and chairs, and features a southerly-facing window that lets in plenty of natural light. This inviting space leads to a well-lit rear porch, which in turn opens onto a generous, paved rear garden—ideal for relaxing and enjoying the evening sun.

Upstairs, you'll find two well-proportioned double bedrooms, both flooded with natural light and offering ample space for furniture. The main bedroom is a generous size with dual windows for added brightness.

The modernised bathroom boasts a large walk-in double shower, vanity unit, enclosed cistern WC, and stylish gold-tone fittings, all beautifully finished with contemporary tiling.

Externally, the Park Court development offers a residents' car park at the front (on a first-come, first-served basis), and the property also benefits from a garage located at the rear



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		69	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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