



Littlemoor Road
Weymouth



This modern, mid-terraced property is situated in phase two of the Daylesford development in Weymouth. Accommodation includes an open-plan kitchen and living area, three good-size bedrooms, family bathroom and ground floor WC. Externally, the property enjoys a landscaped rear garden with rear gated access and two allocated parking spaces. EPC rating B

498 Littlemoor Road is situated in Broadway, Weymouth. Weymouth is a beautiful seaside town situated halfway along the Jurassic Coast and just 7 miles south of the Dorset County town of Dorchester. Its charming harbour, sandy beaches and superb National Sailing Academy attracts numerous visitors and it is also home to several nature reserves and a wealth of amenities, including schools, doctors, dentist, library, and supermarkets. As a result of its affiliation with the Olympics, the town has benefited from improved transport links, including a bypass and a network of cycle paths. There are regular bus services to neighbouring towns and a mainline trainline to Bristol Temple Meads and London Waterloo.



Entrance to the property is via a UPVC door which takes you through to the hallway where access can be gained to the ground floor WC and the open-plan kitchen and living area. There is also a useful under-stair storage cupboard.

The open-plan living space features a stylish and modern fitted kitchen with a range of wall and base level units with worksurfaces over and mosaic tile effect flooring throughout the kitchen area. Integral appliances include a four-ring gas hob with extractor hood over, eye-level electric oven, fridge-freezer, washing machine and dishwasher. There is a 1 ½ bowl stainless steel sink and drainer and mixer tap and a window overlooks the rear garden.

The living space lends itself perfectly to modern living with ample sitting and dining areas and direct access to the garden via French doors.



A set of stairs rise to the first floor where the bedrooms and family bathroom are situated.

There are three bedrooms at the property, all good-size and all benefitting from a front or rear aspect window allowing plentiful natural light to enter the rooms. Bedroom one further benefits from a fitted wardrobe.

The family bathroom is fitted with a white suite comprising of a P-shaped bath with shower attachment, WC and wash hand basin with vanity storage below. The room is finished with part-tiled walls and tile-effect flooring.

Externally, there is an enclosed, landscaped garden with an area of patio abutting the property and to the rear. There is also pedestrian gated access and two allocated parking spaces.

Room Dimensions:

Open-Plan Kitchen and Living Area	7.59m x 6.20m (24'11" x 20'04") max
WC	2.46m x 1.35m (8'01" x 4'05")
Bedroom One	3.78m x 3.35m (12'05" x 11'00") max
Bedroom Two	3.45m x 3.30m (11'04" x 10'10") max
Bedroom Three	4.04m x 2.74m (13'03" x 9'00") min
Bathroom	3.12m x 2.44m (10'03" x 8'00") max

Services:

Mains electricity, water and drainage are connected.
Gas fired central heating.

Local Authorities:

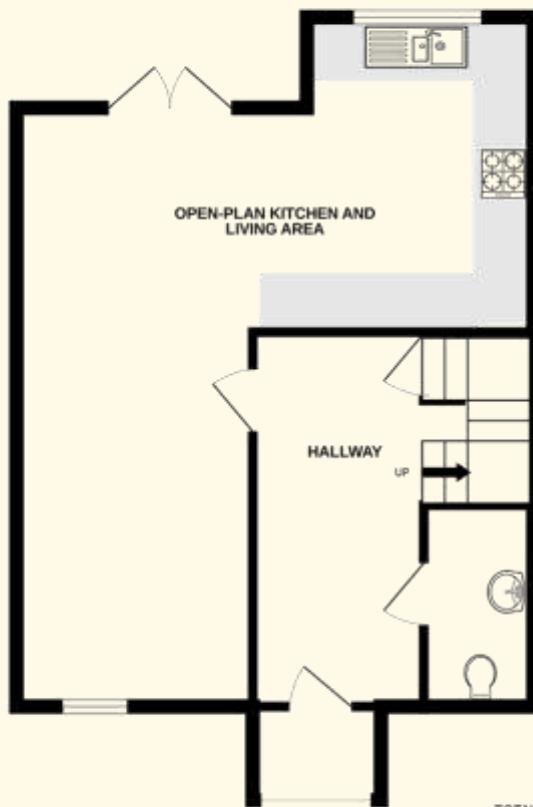
Dorset Council
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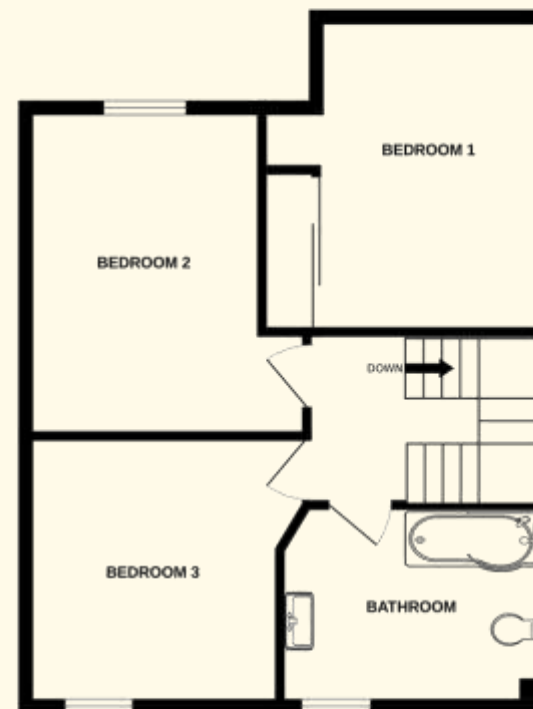
We are advised that the council tax band is C.

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 sq.m.) approx.

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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