



AUSTIN
ESTATE AGENTS

Viscount Way

Littlesea

Weymouth

DT4 9EP

Offers in Excess of £430,000

SUMMARY

- Substantial Detached Family Home
- Four / Five Double Bedrooms
- One / Two Spacious Reception Rooms
- Modern Fitted Kitchen
- Family Bathroom & Ground Floor Shower Room
- Double Glazing & Gas Central Heating
- Driveway, Off Road Parking & Integral Garage
- Attractive Rear Garden
- Fabulous Views over the Surrounding Areas
- Sought After Littlesea Location





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge / Diner 28' 3" x 11' 7" (8.60m x 3.54m)

Kitchen 12' 8" x 11' 2" (3.85m x 3.41m)

Additional Reception / Bedroom Five 8' 2" x 18' 8" (2.49m x 5.70m)

Shower Room 4' 2" max x 6' 10" max (1.26m max x 2.09m max)

FIRST FLOOR

First Floor Landing

Bedroom One 14' 5" to wardrobes x 9' 1" (4.39m to wardrobes x 2.78m)

Bedroom Two 10' 10" x 12' 1" (3.31m x 3.68m)

Bedroom Three 8' 7" x 13' 10" (2.61m x 4.221m)

Bedroom Four 10' 2" x 10' 11" (3.09m x 3.32m)

Bathroom 8' 8" max x 7' 9" max (2.64m max x 2.37m max) L-shaped room

OUTSIDE

Front Driveways

Integral Garage

Rear Garden

THE PROPERTY

We are delighted to offer for sale this detached family home situated in the popular residential location of Littlesea with wonderful views of World Heritage coastline and the South Dorset Downs. The property offers spacious accommodation throughout including a lounge / diner, modern fitted kitchen, additional reception / bedroom five, ground floor shower room, four double bedrooms on the first floor and a family bathroom with double glazing and gas central heating. Outside are two driveways for off road parking and an attractive rear garden.

Steps lead up to the front door of this substantial family home, where the first of two hallways can be found. The accommodation on this floor comprises a spacious lounge / diner which runs the whole width of the property. The room is filled with an abundance of light from two large patio doors which overlook and lead to the attractive rear garden. The kitchen is situated to the front and offers delightful views over the surrounding area. The kitchen is fitted with a modern range of matching shaker style eye level and base units with wooden effect worktop surfaces and space and plumbing for additional kitchen appliances as well as a dining table. The modern condensing boiler is found here. An additional reception room / bedroom five is also situated to the front, benefiting attractive views over Weymouth and beyond. This floor also houses the cloakroom / shower room fitted with a low-level WC, vanity wash hand basin and independent shower cubicle.

The first floor landing hosts doors to the four double bedrooms and the family bathroom as well as access to the loft. All of the bedrooms offer attractive views and good natural light, with the main bedroom having the additional benefit of fitted wardrobes. The family bathroom is an L-shaped room with a modern suite, which comprises a low-level WC, vanity wash hand basin, panelled bath and an independent shower cubicle with contemporary tiling.





The Property Cont'd/ . . .

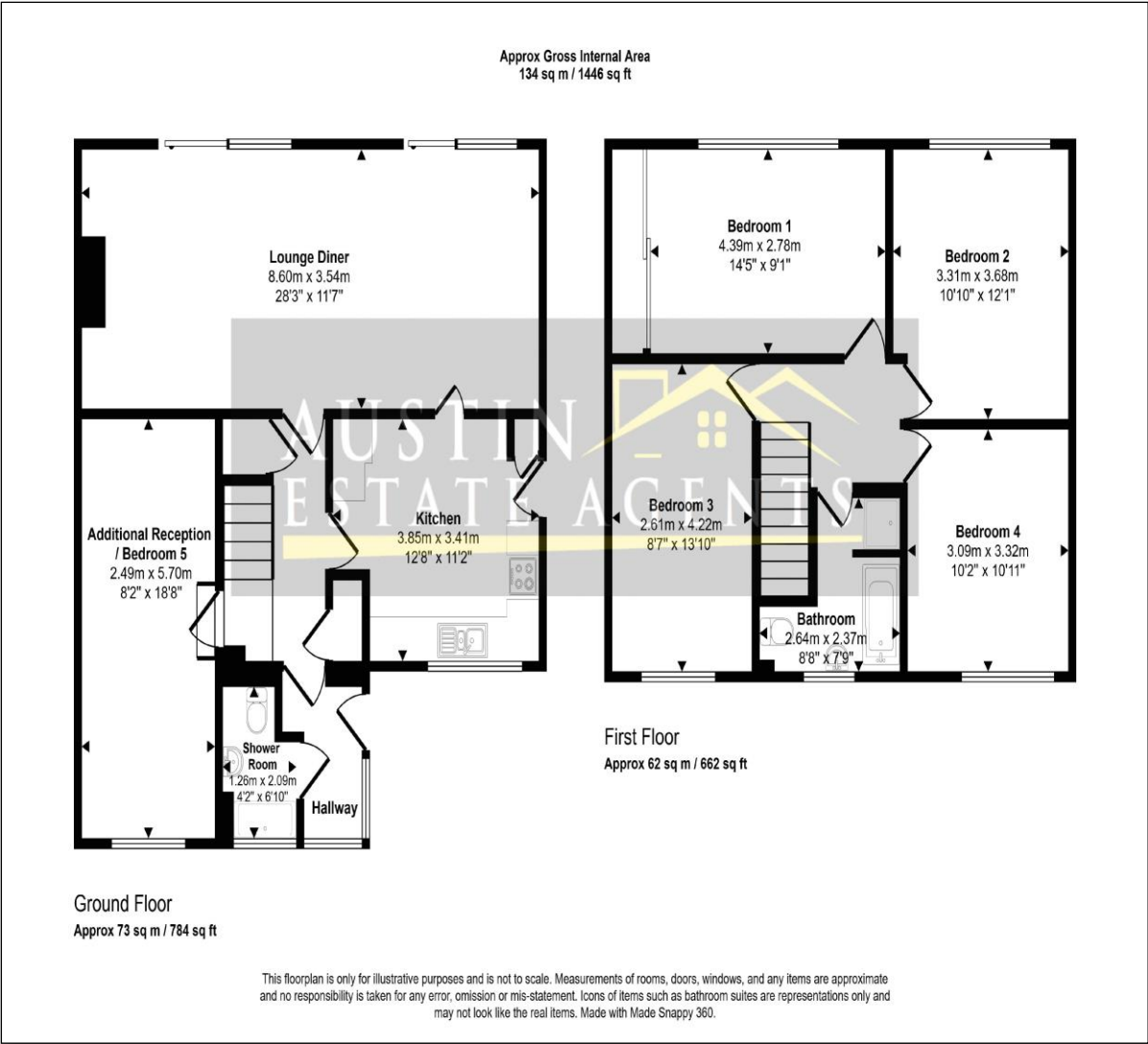
Externally, to the front of the property is a driveway leading to an integral garage with insulated door. The garage is longer than normal and has the added advantage of additional large storage areas which run underneath the house. An additional parking space has been added to the front of the property suitable for one vehicle. Gates to both sides of the house give access to the rear garden. The rear garden is low maintenance with a patio area adjacent to the property. Steps lead up to an artificial lawned area and then further to a decked area. Also including in the sale is a garden shed with power and light. A gate at the rear of the garden gives entrance to Wyke Hill and to the Fleet Nature Reserve. The vendor informs us that a solar panel system has been installed on the rear elevation of the roof, which currently generates electricity earnings in excess of £1,500 per annum, tax free.

Located close by to local shops and amenities including a convenience store, medical practice and two well-regarded secondary schools. Beautiful coastal walks along the Fleet Nature Reserve and the South West Coast Path are within close proximity.

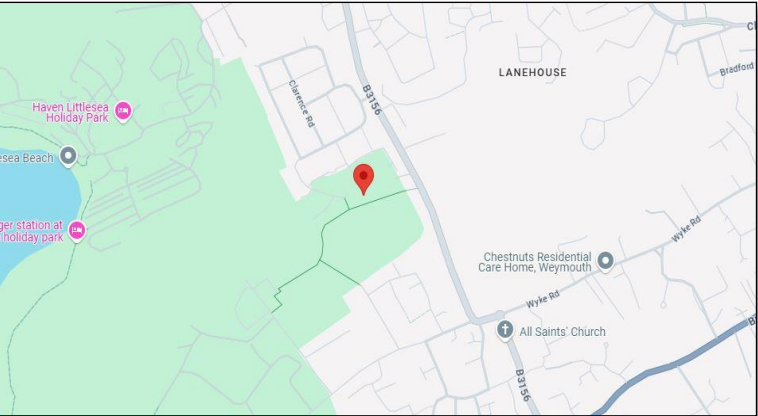
For further information, or to make an appointment to view, please contact Austin Estate Agents.



FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: E **TENURE: Freehold**

Austin Estate Agents 115 Dorchester Road, Weymouth, Dorset, DT4 7JY Phone: 01305 858470 www.austinpropertyservices.co.uk

MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.