Instinct Guides You

Littlemoor Road, Weymouth
Offers In Excess Of £300,000

- Two Freehold Parking Spaces
- Three Double Bedrooms
- Modern Finish Throughout
- Established Rear Garden
- Beautifully Presented Throughou
- 2 Years Of New Build Warranty Remaining
- Contemporary Open Plan Living Space
- Modern Efficient Build
- Close To Bus Route & Train Station
- Attractive Green Frontage

Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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The Property Ombudsman

Offered with TWO ALLOCATED PARKING SPACES this WELL PRESENTED THREE DOUBLE BEDROOM home boasting excellent living spaces with a BEAUTIFULLY PRESENTED OPEN PLAN KITCHEN, LOUNGE AND DINER, an established rear garden and the property provides a practical and comfortable layout, making it an ideal home for families or those looking for generous accommodation.

Entering the property, the generous hallway provides access to the principal ground floor rooms and stairs rising to the first floor. The open plan kitchen, lounge and dining room creates a sociable heart to the home, with the modern fitted kitchen offering a good range of wall and base units and integrated appliances. The lounge and dining areas provide plenty of space for seating and a dining table and the rooms dual aspect allow plenty of natural light into the room.

Also on the ground floor is a useful CLOAKROOM, positioned conveniently off the hallway.

Upstairs, there are three double bedrooms, providing excellent flexibility for family living, guests or home working. Bedroom one is a particularly spacious room with a pleasant outlook over the rear garden and benefits built in wardrobes. The remaining two bedrooms are also well proportioned doubles. The family bathroom is generously sized and fitted with a bath incorporating a shower, wash hand basin and W.C, with attractive patterned flooring and part tiled walls.

Outside, the garden provides a lovely private space, with a paved seating area leading onto a lawn surrounded by established planting, raised beds and mature shrubs. There is also a gravelled pathway and gated access to the rear.

The property further benefits from two allocated parking spaces.

Kitchen / Living Area 24'10" max x 20'3" max (7.59 max x 6.19 max)

Cloakroom 8'1" x 4'5" (2.47 x 1.35)

Bedroom One 12'5" x 10'11" (3.81 x 3.35)

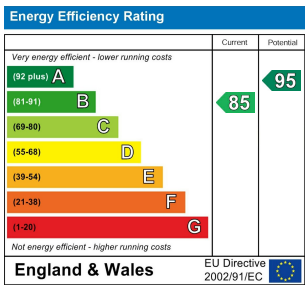
Bedroom Two 13'3" x 8'11" (4.04 x 2.74)

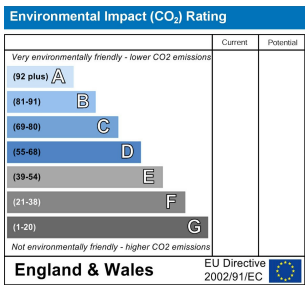
Bedroom Three 11'4" x 9'9" (3.47 x 2.99)

Bathroom 10'3" x 8'0" (3.13 x 2.45)

Estate Charge

The vendor informs us there is a annual estate charge of £410.84.





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.