Instinct Guides You



Canberra Road, Weymouth
£222,500

- Three Bedroom Family Home
- Attractive Corner Plot
- Mature Frontage With Potential For Parking
- Side Access To Enclosed Rear Garden
- Close To Bus Route & Amenities
- Large Cabin With Power







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.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk

The Property Ombudsman

THREE BEDROOM SEMI-DETACHED HOUSE situated in LITTLEMOOR, WEYMOUTH, occupying a CORNER PLOT with an ATTRACTIVE FRONTAGE, LARGE LOUNGE/DINER, ground floor bathroom, THREE BEDROOMS and a large shed/workshop. The property is ideally positioned for access to nearby COUNTRY WALKS and open countryside, whilst being within easy reach of local amenities.

The accommodation begins with an entrance hall providing access to the principal ground floor rooms and stairs rising to the first floor. The spacious lounge/dining room is a particular feature of the property, offering generous proportions with plenty of space for both seating and dining areas. A large window overlooks the front of the property, while the room also benefits from a feature fireplace and wood-effect flooring.

The kitchen is positioned to the rear and is fitted with a range of wall and base units, work surfaces and space for appliances. There is a door providing access to outside, making the kitchen practical for everyday use.

Also located on the ground floor is the bathroom, which is fitted with a bath, wash hand basin and WC, together with tiled walls and a window providing natural light.

Upstairs, the property offers three bedrooms, with the main bedroom being a particularly good-sized double room. Bedrooms two and three provide further versatile accommodation, with the third bedroom offering scope for use as a bedroom, home office or hobby room. A separate WC is also located on the first floor.

Outside, the property occupies a pleasant corner plot with an attractive frontage and a good-sized area to the rear. A large shed provides useful additional storage and enjoys power. The location offers access to a selection of countryside walks and local ameities including shop, bus route, and doctors surgery.









Room Dimensions

Lounge/Diner 20'1" x 10'1" (6.14 x 3.08)

Kitchen 9'1" x 8'11" (2.77 x 2.73)

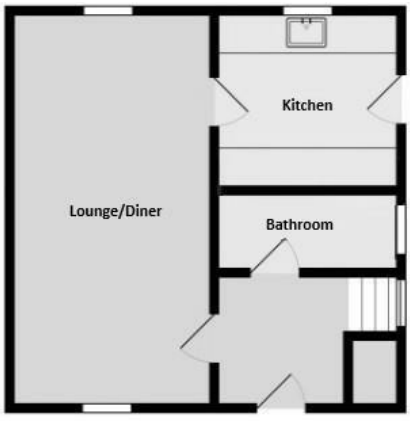
Bedroom One 13'1" x 10'3" (4.01 x 3.14)

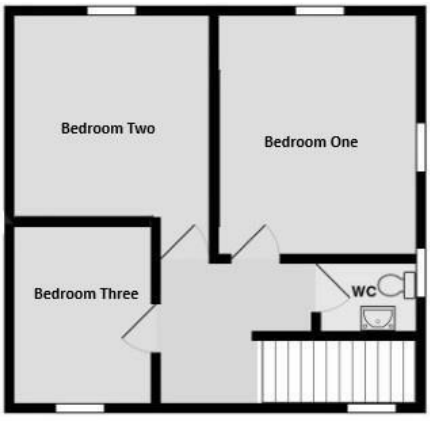
Bedroom Two 10'7" x 10'1" (3.23 x 3.08)

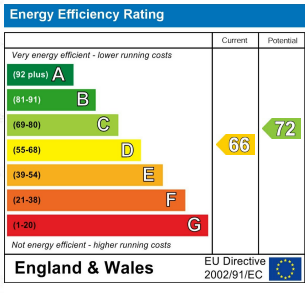
Bathroom 8'3" x 4'6" (2.52 x 1.38)

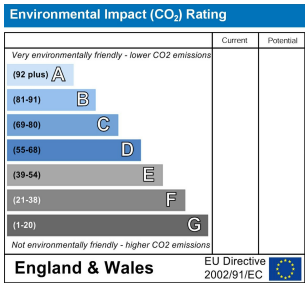
Bedroom Three 9'1" x 7'1" (2.79 x 2.16)

W.C 4'11" x 2'7" (1.52 x 0.79)









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.