



Instinct Guides You



Littlemoor Road, Weymouth, Dorset DT3 5NY Offers In Excess Of £280,000

- Well Presented
- Two Bathrooms
- Allocated Parking
- Large Open Plan Living
- Landscaped Garden
- Modern Development
- Close To Amenities
- On A Bus Route



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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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Situated in a convenient residential location on the outskirts of Weymouth, this beautifully presented three bedroom family home offers stylish and contemporary accommodation with an impressive open plan living space, principal bedroom with ensuite, landscaped rear garden and allocated parking. Ideally positioned close to local amenities, schools, countryside walks and transport links, the property provides an excellent opportunity for families, first time buyers and those looking for a beautiful modern home.

The property is entered via an entrance hall with a useful ground floor cloakroom and stairs rising to the first floor. To the rear, the spacious open plan lounge, dining and kitchen area creates the heart of the home, offering a bright and sociable living environment. The contemporary kitchen is fitted with a range of modern wall and base units with contrasting work surfaces, incorporating integrated appliances together with space for additional white goods. There is ample room for both dining and lounge furniture, whilst Bifold doors open directly onto the rear garden, allowing the indoor and outdoor spaces to flow seamlessly.

The first floor landing provides access to all three bedrooms and the family bathroom. The principal bedroom is a generous double room benefitting from a modern ensuite shower room. Bedroom two is a further well proportioned double, whilst bedroom three offers flexibility as a large single, guest room or home office. Completing the accommodation is the contemporary family bathroom, fitted with a bath, wash hand basin and WC.

Externally, the rear garden has been thoughtfully landscaped to create a low maintenance and attractive outdoor space. A combination of paved seating areas, decorative stone and established planting provides an ideal setting for entertaining and relaxing, with plenty of space for outdoor furniture. The property also benefits from an allocated parking space.

Finished to a high standard throughout and offering modern accommodation in a convenient location, this superb home presents an excellent opportunity to acquire a well presented modern home.

Lounge 19'0" x 12'8" (5.81 x 3.88)

Kitchen 14'11" x 5'5" (4.57 x 1.67)

Bedroom One 12'5" x 10'11" (3.79 x 3.35)

Bedroom Two 13'3" > 10'4" x 9'4" (4.06 > 3.16 x 2.87)

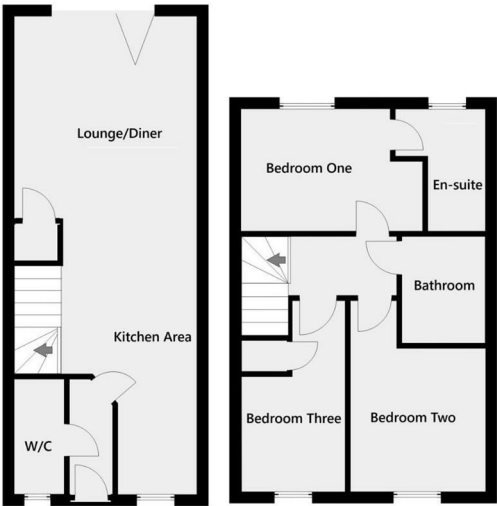
Bedroom Three 13'3" x 7'2" (4.06 x 2.2)

Communal Management Charge

The vendor informs us that there is an annual communal charge of £521.95 to pay for upkeep of communal areas along with maintenance of the sewage pump.

We recommend these details are checked by a solicitor before incurring costs.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C		84	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

