



Instinct Guides You



## Littlemoor Road, Weymouth Offers In Excess Of £250,000

- Generous Front & Rear Gardens
- Open Plan Lounge / Diner
- Utility Storage Area
- Amenities, Shops, Bus Route & Train Station
- Close Proximity To Country Walks
- Modern Bathroom & Separate W.C
- Conservatory



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





Wilson Tominey are pleased to offer this well-presented three-bedroom family home, ideally located close to local amenities, bus routes into town, and scenic countryside walks.

- Southerly-facing rear garden
- Open-plan lounge/diner with Patio Doors to :
- Spacious conservatory
- Three bedrooms
- Generous kitchen with utility/storage area
- Attractive views over adjacent green space

Inside, the open-plan lounge/diner spans the full depth of the property, offering a bright dual aspect and ample space for furnishings. Sliding doors lead into a generous conservatory, extending the ground floor footprint and providing a versatile space for relaxing or entertaining.

The kitchen is fitted with a range of units and two practical storage cupboards, with plentiful worktop space and views over the rear garden. A unique utility/storage area doubles as a hallway, adding further convenience.

Upstairs are three bedrooms and the family bathroom. Bedroom one is a spacious double with lovely views across the adjacent green space and rolling hills beyond. Bedroom two is another double, while bedroom three is a well-proportioned single. The bathroom includes a bath with shower over, wash hand basin, and contemporary tiling, with a separate W.C.

The rear garden is a standout feature — a large, mostly level plot with rear access, a sunny southerly aspect, and a generous lawn bordered by flower beds



Room Dimensions

- Living Room 20'5" max x 10'0" max (6.24 max x 3.06 max )
- Kitchen 10'2" max x 9'0" max (3.10 max x 2.75 max )
- Utility Area 10'7" max x 5'5" max (3.24 max x 1.67 max )
- Bedroom One 12'7" max x 10'2" max (3.86 max x 3.11 max )
- Bedroom Two 10'8" max x 6'11" max (3.26 max x 2.12 max )
- Bedroom Three 10'3" max x 7'0" max (3.13 max x 2.14 max )
- W.C 5'7" x 2'3" (1.72 x 0.69)
- Bathroom 5'7" x 5'5" (1.72 x 1.67)
- Conservatory 15'1" x 7'6" (4.60 x 2.29)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		90	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>	46		(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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.