



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



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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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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.