



AUSTIN   
ESTATE AGENTS

## Freemantle Road

Littlesea

Weymouth

Dorset

DT4 9EA

Offers over £320,000

### SUMMARY

- Detached Family Home
- Extended to the Rear
- Requires Updating
- Three Good Size Bedrooms
- Lounge, Dining Room & Morning Room
- Fitted Kitchen & Family Bathroom
- Double Glazing & Gas Central Heating
- Front & Rear Gardens
- Attached Garage
- Some Distant Sea Views to the Front





## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

#### Entrance Hallway

**Lounge** 12' 4" x 12' 10" (3.75m x 3.90m)

**Dining Room** 13' 3" x 10' 0" (4.05m x 3.05m)

**Kitchen** 9' 8" x 8' 10" (2.95m x 2.70m)

**Morning Room** 9' 2" x 11' 8" (2.80m x 3.55m)

### Lean To

### FIRST FLOOR

#### First Floor Landing

**Bedroom One** 12' 4" x 11' 2" (3.75m x 3.40m)

**Bedroom Two** 13' 3" x 10' 2" (4.05m x 3.10m)

**Bedroom Three** 7' 10" x 8' 2" (2.40m x 2.50m)

**Bathroom** 9' 2" x 5' 5" (2.80m x 1.65m)

### WC

### OUTSIDE

#### Front Garden

#### Driveway

**Garage** 14' 9" x 7' 10" (4.50m x 2.40m)

#### Rear Garden



## THE PROPERTY

We are pleased to offer for sale this detached family home situated on the popular Littlesea estate, offering good size accommodation throughout. The property has the added advantage of being extended on the ground floor providing extra reception room. The property enjoys double glazing, gas central heating, three bedrooms, lounge, dining room, morning room, kitchen, family bathroom and separate WC. Externally are front and rear gardens, an independent driveway and attached garage. Viewing is advised to fully appreciate the size of the accommodation and potential of this family home.

The entrance door gives access into an inviting reception hallway with a staircase ascending to the first floor and doors to the lounge, dining room, kitchen and under stairs storage cupboards. The lounge is situated to the front of the property with a large double glazed window providing good natural light and views to Hardy's Monument. The dining room is situated to the rear with a side aspect window and an opening naturally leading to the morning room with double glazed windows overlooking the garden and a door leading to the lean to / potting area. The kitchen is situated to the rear of the property, with a rear aspect double glazed window and a door to the side giving access to the side and rear gardens, via a porch containing a WC and storage cupboard. The kitchen is fitted with a range of eye level and base units, integral four ring gas hob and larder cupboard.

The first floor offers a spacious landing and hosts doors to all rooms. Bedrooms one and three are situated to the front of the property with double glazed windows providing good natural light and attractive views over the surrounding area to Hardys Monument, including some distant sea views. Bedroom two, situated to the rear, overlooks the beautiful rear garden. The bathroom comprises a pedestal wash hand basin and panelled bath with complementary tiling and a double glazed window to the rear. There is a separate WC with low-level WC and side aspect double glazed window.

Externally, to the front is a pleasant garden area with lawn and planting. At the side is an independent driveway, which leads to an attached garage with up and over door, a double glazed window to the side and a personal door leading to rear garden. The rear garden boasts a sunny, southerly aspect and is predominately laid to lawn with mature planting to the borders.

This fantastic family home is situated in the popular residential location of Littlesea, close by to local amenities including local shops, a doctor's surgery and well-regarded schools.

For further information, or to make an appointment to view, please contact Austin Estate Agents.



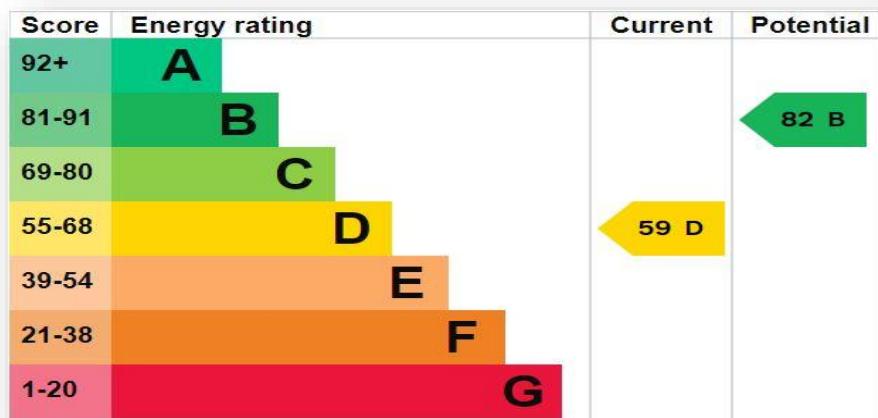
## FLOORPLAN:



## LOCATION:



## EPC:



COUNCIL TAX RATING: D

TENURE: Freehold

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### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.