



AUSTIN  
ESTATE AGENTS

## **Littlemoor Road**

Broadwey

Weymouth

Dorset

DT3 5PN

**£190,000**

### **SUMMARY**

- One Bedroom House
- Spacious Lounge / Diner
- Fitted Kitchen
- Conservatory
- Modern Bathroom
- Double Glazing
- Gas Central Heating
- Enclosed Private Garden
- Ideal First Time Buy
- Close to Local Shops & Amenities





## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

**Conservatory** 10' 11" x 7' 9" (3.32m x 2.37m)

**Lounge / Diner** 15' 8" max x 15' 8" max (4.77m max x 4.77m max) L Shaped

**Kitchen** 6' 5" x 5' 9" (1.95m x 1.75m)

### FIRST FLOOR

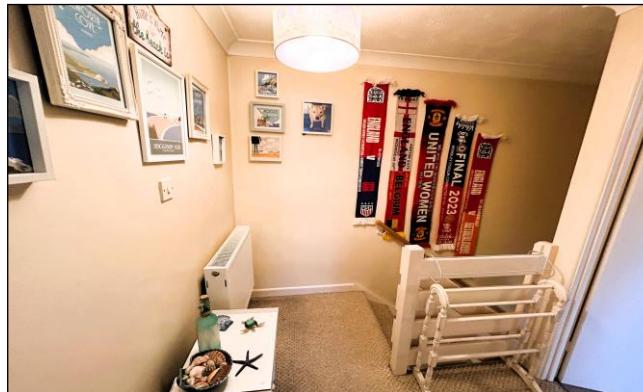
**First Floor Landing**

**Bedroom** 12' 5" x 9' 6" (3.78m x 2.89m)

**Bathroom** 9' 0" max x 5' 9" max (2.74m max x 1.75m max)

### OUTSIDE

**Garden**



## THE PROPERTY

Austin Estate Agents are delighted to offer for sale this spacious, one bedroom, end of terrace house situated close by to local shops and amenities. The property has been well maintained throughout and benefits from a lounge / diner, fitted kitchen, conservatory, a double bedroom and family bathroom with double glazing and gas central heating. Outside the property enjoys its own easy to maintain garden.

On the ground floor a recently installed conservatory gives access into a large L-shaped lounge / diner with stairs to the first floor and an archway leading to kitchen. This is fitted with a range of pastel coloured eye level and base units, four ring electric halogen hob and oven and is also where the recently installed combi-boiler has been installed. A double glazed window to the front overlooks the conservatory and pleasant garden. The first floor offers a spacious double bedroom and an attractive modern family bathroom comprising a low-level WC, pedestal wash hand basin and panelled bath with shower over and complementary tiling.

Externally, the property is situated on a corner plot. The attractive garden is low maintenance featuring patio, shingle and artificial grass areas with planted borders. Although the property does not come with its own allocated parking space, to the rear there are four off-road parking spaces where residents can park on a first come first served basis.

The property is situated in the popular residential location of Broadwey. Bus routes are close to hand providing access to surrounding areas including Weymouth Town and Seafront. It is also within easy access of Weymouth relief road giving access to the county town of Dorchester and beyond and the apartment is also within close proximity to a mainline station with routes to both London and Bristol. There is a local shopping centre approximately a quarter of a mile away which offers a range of local shops and amenities including a doctor's surgery.

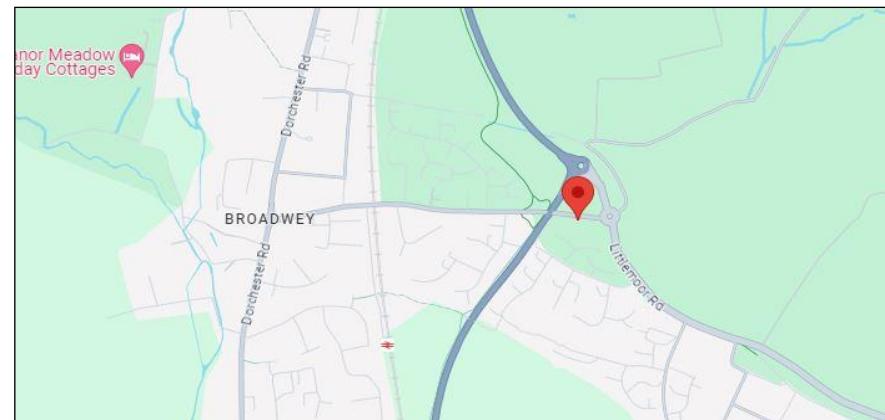
For further information, or to make an appointment to view, please contact Austin Estate Agents.



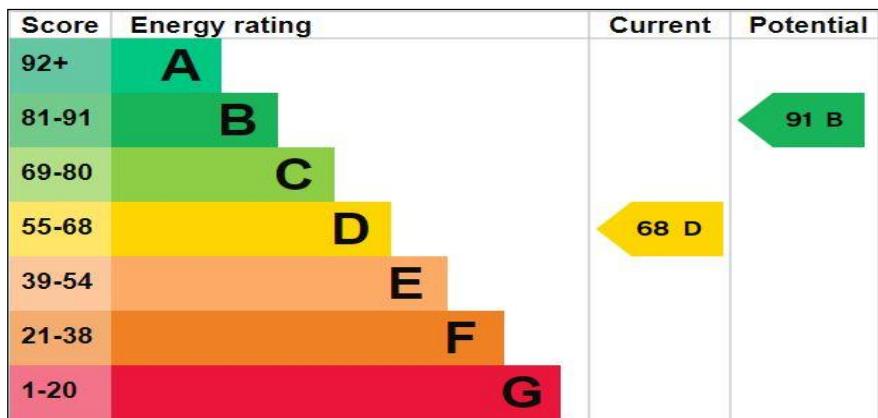
## FLOORPLAN:



## LOCATION:



## EPC:



COUNCIL TAX RATING: A      TENURE: Freehold

**Austin Estate Agents**  **115 Dorchester Road, Weymouth, Dorset, DT4 7JY**  **Phone: 01305 858470**  **www.austinpropertyservices.co.uk**

### 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.