



Connells

Courage Way
Chickerell Weymouth

Courage Way Chickerell Weymouth DT3 4GJ

for sale offers in excess of
£510,000



Property Description

No 96 Courage Way is situated on the popular Chesil Reach development in Chickerell, approximately four miles from Weymouth Town Centre. Chesil Reach comprises a mix of highly individual character homes set within carefully planned streetscapes and open spaces.

Chickerell benefits from a range of amenities including Aldi supermarket, a Morrisons convenience store with Post Office, chemist, churches, public houses and both Primary and Secondary Schools.

The accommodation boasts an impressive entrance hall with door into the ground floor fully integrated kitchen/diner with bay window overlooking the green, utility room and downstairs WC. On the first floor is the upstairs living room with bay window, bedroom four and bathroom, whilst on the second floor there are three bedrooms and en-suite. Outside benefits from an enclosed south/westerly aspect landscaped rear garden. The property has a heat source pump.

The square footage for the plot is approximately 138 sq ft (1485 sq m).

Entrance

Glazed composite door into: -

Hall

Skirt boarding. Thermostat. Alarm system. Wall mounted radiator. Electrical points. Stairs rise to the first floor. Door leading into Kitchen / Dining Room. Door leading into: -

Wc

3' 3" x 7' (0.99m x 2.13m)

Modern suite comprising low level WC and wash hand basin. Tiling. Side aspect double glazed window. Extractor fan. Wall mounted radiator.

Kitchen / Dining Room

11' 2" x 22' 2" (3.40m x 6.76m)

Dining Area: Front aspect double glazed feature bay window with fitted shutters, which enjoy pleasant views over the green. Two wall mounted radiators. Skirt boarding. Ceramic tiled flooring. Electrical points. Television point.

Kitchen Area: Fully fitted kitchen with a variety of wall and base units with wood style roll top worksurfaces over. Large central kitchen island. Recently fitted resin sink and drainer unit with water filter. Water softener. AEG fitted double oven. Fitted induction hob with stainless steel extractor cooker hood over. Integral dishwasher. Integral fridge and freezer. Tiling. Inset spot lighting. Rear aspect double glazed window which enjoys a southerly aspect with views over the garden. Continuation of ceramic tiled flooring. Door leading into: -

Utility Room

10' 5" x 6' 9" (3.17m x 2.06m)

Wall and base units with wood style roll top worksurfaces over. Inset stainless steel sink and drainer unit. Space and plumbing for a washing machine. Space and plumbing for tumble dryer. Continuation of ceramic tiled flooring. Exactor fan. Tiling. Airing cupboard housing wall mounted boiler. Storage cupboard. Double glazed upvc door providing access to the garden. Wall mounted radiator.

First Floor

Landing

Side aspect double glazed window. Carpeted. Wall mounted radiator.
Stairs rising to the second floor. Door leading into: -

Lounge

11' x 21' 2" (3.35m x 6.45m)

Front aspect double glazed sash bay windows which enjoy pleasant views over the green. Carpeted. Skirt boarding. Electrical points.
Television point. Wall mounted radiator. Feature fire with marble hearth. Rear aspect double glazed window which enjoys a southerly aspect with elevated views over the garden.

Bedroom Four

10' 6" x 6' 9" (3.20m x 2.06m)

Front aspect double glazed sash window which enjoys elevated views over the green. Carpeted. Wall mounted radiator. Skirt boarding. Electrical points.

Bathroom

9' 7" x 8' 6" (2.92m x 2.59m)

Modern suite comprising p shaped bath with shower attachment over, low level WC and wash hand basin. Tiling. Extractor fan. Inset spot lighting. Rear aspect opaque double glazed window.

Second Floor

Landing

Side aspect double glazed window. Carpeted. Wall mounted radiator.
Storage cupboard. Loft access. Electrical points. Door leading into: -

Bedroom One

11' 4" x 11' 3" (3.45m x 3.43m)

Rear aspect double glazed window which enjoys a southerly aspect with elevated coastal views & surrounding countryside. Carpeted.
Skirt boarding. Electrical points. Television points, Wall mounted radiator.

En Suite

10' 6" x 7' (3.20m x 2.13m)

Modern suite comprising shower unit low level WC and wash hand basin. Tiling. Extractor fan. Inset spot lighting. Rear aspect opaque double glazed window. Wall mounted chrome heated towel rail.

Bedroom Two

11' 2" x 10' 5" (3.40m x 3.17m)

Front aspect double glazed sash window which enjoys elevated views over the green. Carpeted. Wall mounted radiator. Skirt boarding. Electrical points.

Bedroom Three

10' 6" x 7' (3.20m x 2.13m)

Front aspect double glazed sash window which enjoys elevated views over the green. Carpeted. Wall mounted radiator. Skirt boarding. Electrical points.

Outside

Rear Southerly Garden

Pleasant southerly garden with an initial paved area with steps leading to a lawn area with a variety of planting. Water supply. Rear gate providing access to the parking. Front feature gate providing additional pedestrian access.

Two Allocated Parking Spaces

Two allocated parking spaces located to the rear of the property.

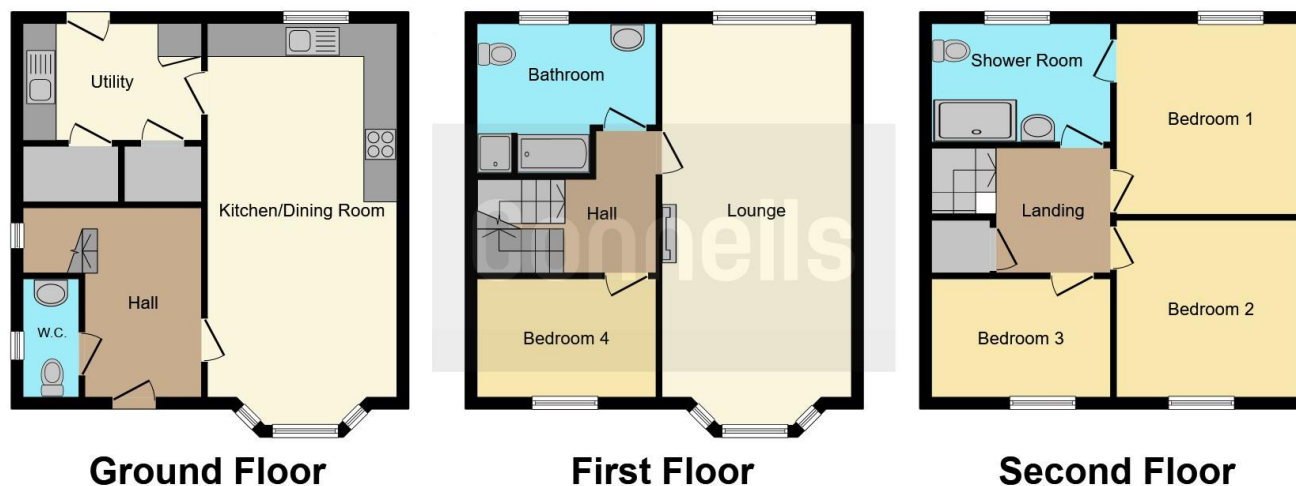
Private Leasehold Garage

Electric door. Power and lighting.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

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Property Ref: WEY308809 - 0010