

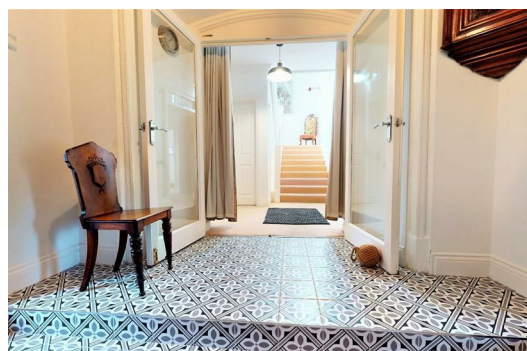


Instinct Guides You



## Asking Price £545,000 Ricketts Close, Weymouth

- 3D Tour Available
- Large Open Plan Living Space
- Moments To Beach
- Unique Stunning Home
- Close To Local Amenities
- Abundance Of Character
- Two Bathrooms
- Cloakroom
- Allocated & Visitor Parking
- Beautifully Presented



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





\*\*\*\*3D TOUR AVAILABLE\*\*\*\*

Every now and then something special arrives to market and this property is no exception! We are delighted to present a truly unique CONVERTED CHAPEL providing an oasis of peace in a thriving seaside town, boasting an ABUNDANCE of character & charm with features including period LANCET WINDOWS & a grand vaulted roofing structure. This THREE BEDROOM conversion provides expansive OPEN PLAN LIVING space, rich in history, spanning the entirety of the first floor. Situated a LEVEL WALK TO THE TOWN, with LOCAL AMENITIES, SHOPS & EATERIES nearby. This property benefits from ALLOCATED PARKING, EN SUITE & is just a STONE'S THROW away from WEYMOUTH'S AWARD-WINNING BEACH.



Approaching the property there is a gated garden providing a private area leading to the grand arched timber front door. The large double doors lead into an entrance hallway that has two feature stained glass windows before a couple of steps welcome you into the property. You first find an open space with storage & WC on your left and a doorway to the right that takes you to the bedrooms. Bedroom one is found at the end of the hallway & is a superb sized double with French doors opening onto the rear & an ensuite with walk in shower, basin & WC. Bedroom two is a double room with ample space for bedroom furnishings. Opposite bedroom two is the family bathroom which comprises a bath, separate walk-in shower, basin & WC. Bedroom three is another double room.

Returning to the hallway, a grand staircase rises to the first floor. This stunning large space provides excellent entertaining potential with a modern fitted kitchen, space for a dining area & separate lounge with ample wall and floor sockets. The main wall features five beautiful period windows providing natural light from one end of the room to the other. The open timber roofing is an incredible feature and draws attention for all to admire the beauty of this fantastic building.

Outside is an enclosed courtyard garden area, perfect for enjoying a morning coffee, prior to enjoying a day at the beach. You also benefit from allocated and visitor parking.



**Sitting Room/Diner/Kitchen 39'4" max x 26'2" (11.99 max x 7.98)**

**Bedroom One 18'9" x 13'3" (5.72 x 4.06)**

**Bedroom Two 14'11" x 9'3" (4.57 x 2.82)**

**Bedroom Three 15'8" x 6'7" (4.80 x 2.01)**

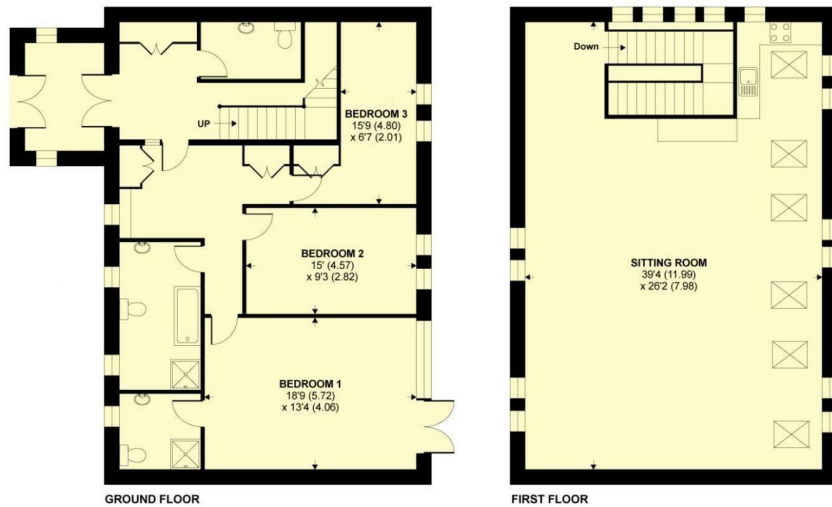
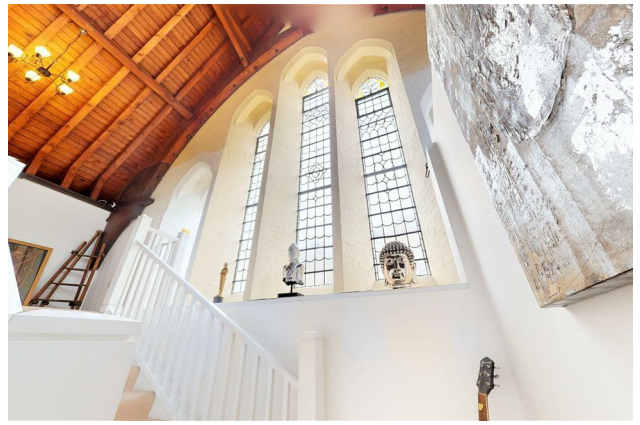
**Family Bathroom 12'11" x 6'9" (3.96 x 2.08)**

**En-Suite 6'10" x 6'8" (2.10 x 2.04)**

**Service Charge**

The vendor has informed us there is a service charge of approximately £500.00 per annum which includes general grounds maintenance, window cleaning and there is a restriction where holiday lets are not permitted.

We recommend details are verified by your solicitor before incurring any additional costs.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>78</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	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) <b>A</b>	<b>41</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

