



Instinct Guides You



## Chesil Reach, Chickerell, Weymouth £490,000

- Brand New Home
- Four Bedrooms
- Garage & Parking for Two Vehicles
- Chesil Reach, Chickerell
- Beautiful Kitchen/Diner
- En-suite & Bathroom
- NHBC Warranty
- Stunning Detached Family Home
- Cloakroom & Utility
- Open 7 Days A Week For Viewings



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**\*\* Open 7 Days A Week For Viewings \*\***

A Brand New four-bedroom detached home with attractive brick elevations finished to an exceptional standard and situated in the popular location of Chickerell. This family home is offered with en-suite, garage and parking for two vehicles.

Plot 186 sits on the Chesil Reach development, comprising 292 new homes. Each home is uniquely designed slightly dissimilar to another to create varied attractive homes, benefitting from plenty of character whilst set within carefully planned streetscapes and open spaces. The site is positioned approximately four miles from Weymouth Town Centre and benefits from a range of amenities including Aldi supermarket, a Morrisons convenience store with Post Office, a chemist, churches, public houses, and both Primary & Secondary Schools.

The accommodation boasts a fully integrated kitchen/dining room with double doors onto the garden, living room & downstairs WC. Upstairs are three double bedrooms and one single room, en-suite and family bathroom. Outside benefits from an enclosed, walled REAR GARDEN with a wonderful westerly aspect and access out to the garage and parking.

\*Please note the interior finish may be from a different style house and should be used as guidance only to give an indication on the style and quality of the finish.

The property is nearing its estimated build completion date.  
The square footage for the plot is approximately 119 sq m (1280 sq ft).



## Room Dimensions

**Kitchen/Diner 21'9" x 10'8" (6.65 x 3.27)**

**Living Room 21'9" x 10'8" (6.65 x 3.27)**

**Bedroom One 12'3" x 10'10" (3.74 x 3.32)**

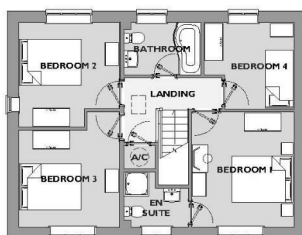
**Bedroom Two 11'1" x 10'8" max (3.40 x 3.27 max)**

**Bedroom Three 10'8" x 10'4" max (3.27 x 3.15 max)**

**Bedroom Four 9'6" x 9'2" max (2.92 x 2.81 max)**

### Important Notice

The artist's impression, photos, floor plans, configurations, measurements and layouts are included for guidance only. The Developer and Agent therefore gives notice to prospective purchasers that none of the material issued or visual depictions of any kind made on behalf of the Developer and Agent can be relied upon as accurately describing any particular or proposed dwelling or development. All such matters must be treated as intended only as a single illustration and guidance. They are subject to change from time to time without notice and their accuracy is not guaranteed, nor do they constitute part of a contract or a warranty. The fixtures, fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements are approximate. Prospective purchasers are requested to check before entering into negotiations as to whether the specification has changed.



**FIRST FLOOR**



**GROUND FLOOR**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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)	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			
<b>England &amp; Wales</b>		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.