



Instinct Guides You



Fern Square, Chickerell, Weymouth Offers Over £190,000

- No Onward Chain
- Two Bedrooms
- South Facing Private Garden
- Spacious Kitchen/Diner
- Off Road Parking
- Chickerell, Weymouth
- Cul-du-sac Position
- Bus Route Nearby
- Approx 53 Square Meters



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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.

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Offered with NO ONWARD CHAIN is this two double bedroom GROUND FLOOR APARTMENT nestled in a cul-du-sac position in Chickerell. Boasting an off road parking space, spacious kitchen diner and SOUTHERLY FACING GARDEN the property offers convenient living with beautiful walks and bus route nearby.

Conveniently located on the ground floor, accessibility is a key feature of this property. Whether you're a first-time buyer, professional couple, or someone looking to downsize, this flat caters to a variety of lifestyles.

The property has a small porch offering practical storage before entering the living space. Stepping inside you enter a well proportioned living room and a large under stairs cupboard. The room is plenty large enough for a range of furniture and benefits a set of double doors that allow plenty of light to illuminate the room. Adjacent is the kitchen/diner. Offering a range of fitted units and space for white goods the kitchen offers a great space to entertain and is large enough to accommodate a dining table at one end.

At the rear of the property are two bedrooms, both of which enjoy a beautiful southerly aspect, creating warm inviting rooms. Bedroom one benefits a set of double doors that open onto a small patio where you can enjoy your morning coffee or bask in the afternoon sun

The family bathroom, conveniently positioned in the centre of the home it comprises a modern suite with large step in shower, wash hand basin with vanity unit and W/C, all tied together with decorative floor to ceiling tiling.

The property has a small private garden at the rear that also benefits from a beautiful southerly aspect. The patio is adorned with a range of attractive flowers and shrubs and a small shed tucked away in the corner. The garden can be accessed directly via the flat or from the shared side access.

Chickerell is a popular residential area that offers a blend of village community charm and modern amenities. With local shops, schools, and parks.

Room Dimensions

Living Room 16'8" x 10'8" (5.09 x 3.26)

Kitchen/Diner 16'11" x 7'4" (5.16 x 2.24)

Bedroom One 13'1" max x 8'0" max (3.99 max x 2.46 max)

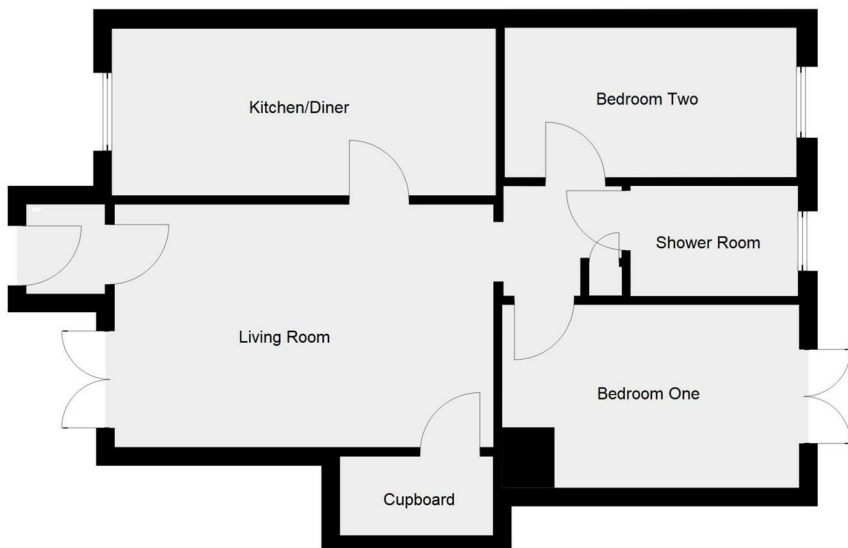
Bedroom Two 12'10" x 6'7" (3.92 x 2.01)

Shower Room 7'4" x 4'10" (2.25 x 1.48)

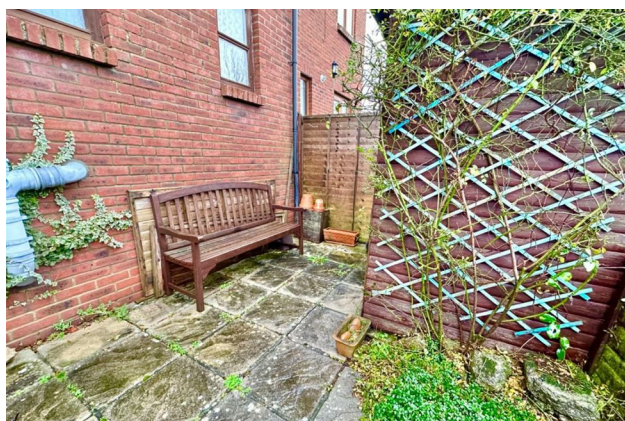
Lease & Maintenance Information

The vendor informs us the property has a 125 year lease which commenced in 2005, the service charge is £400pa which is reviewed yearly, holiday lettings are not permitted however both pets and standard lettings are allowed.

We recommend these details are checked by a solicitor before incurring costs.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



| 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 | | | |
| | | 73 | 78 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | 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.