



Instinct Guides You



Dunster Rise, Chickerell, Weymouth Offers In Excess Of £420,000

- New Home Warranty
- Two Bathrooms
- Cloakroom
- Three Double Bedrooms
- Utility Room
- Immaculate Throughout
- Spacious Accommodation
- Chickerell
- Off Road Parking
- Garage



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

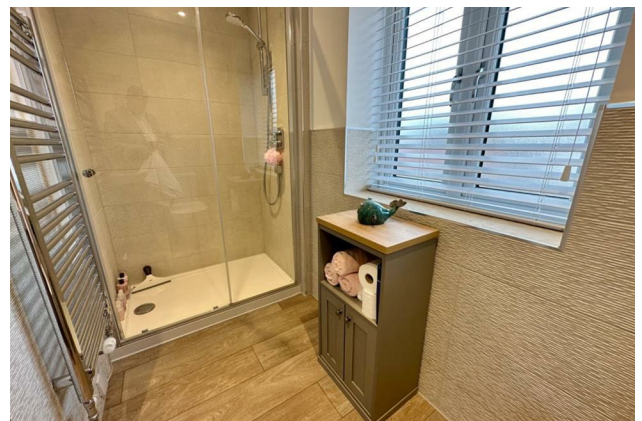


We are delighted to present to market this THREE DOUBLE BEDROOM family home boasting GARAGE, OFF ROAD PARKING and a UTILITY ROOM. Having been built approximately 1 1/2 years ago, the property benefits from the 10 year NHBC WARRANTY and is IMMACULATELY PRESENTED. This SPACIOUS ACCOMODATION further boasts a CLOAKROOM, TWO BATHROOMS of which one as an ENSUITE and generous rear garden, nestled within the chesil reach development, in the quaint village of CHICKERELL.

Entering the property a spacious hallway welcomes you in and leads to the lounge, kitchen/diner, cloakroom and stairs which rise to the upper floor. The lounge is a generous size, spanning the length of the property, boasting French style doors opening out to the garden. A large front window allows copious amounts of natural light to flood the room. The kitchen/diner is a great space and provides an ideal setting for family dining or entertaining. The kitchen offers a wide range of eye level and base units, a variety of built in appliances, ample work surface and finished to a modern contemporary style. The utility room is found off the kitchen at the rear and provides plumbing for a washing machine and access to the rear garden. The cloakroom finishes off the ground floor.

Ascending to the upper floor there are three bedrooms, a bathroom and an ensuite. Bedroom one is a generous double, boasting an ensuite shower room and plenty of floor space for a range of bedroom furniture. Bedrooms two and three are also good size doubles. The bathroom comprises a P shaped bath, wash hand basin and W.C, all brought together with modern decorative tiling.

The enclosed garden is a generous size, mostly laid to lawn, with rear access and a patio area, ideal for BBQ's. To the front a single garage and block paved driveway round off this superb looking plot.



Room Dimensions

Kitchen/Diner 18'10" x 9'6" (5.76 x 2.91)

Living Room 18'10" x 9'9" (5.75 x 2.98)

Utility 7'6" x 6'11" (2.30 x 2.11)

Bedroom One 10'0" + wardrobe x 9'6" (3.07 + wardrobe x 2.91)

Bedroom Two 10'11" max x 8'11" (3.35 max x 2.73)

Bedroom Three 11'0" max x 7'7" max (3.36 max x 2.33 max)

Bathroom 7'9" x 5'6" (2.37 x 1.68)

Maintenance Charge

The vendor informs us there is a maintenance charge of £128.80 per annum which covers the upkeep of communal green areas within the estate.

Please ensure these details are verified by a solicitor before incurring further costs.



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. BODIPRO DECLINES ANY LIABILITY, INCLUDING WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Energy Efficiency Rating	
Current	Potential
84	94
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	
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.