



Instinct Guides You



East Street, Chickerell, Weymouth Asking Price £425,000

- Detached Character Property
- Off Road Parking
- Five Bedrooms
- Substantial Family Home
- Southerly Facing Front Garden
- Village Location ,Chickerell
- Close To Amenities & Bus Route
- Nr to Fleet for Coastal Walks
- Modern wiring/Fuse Box
- Fully Serviced Gas Boiler/Insulated Loft Space



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A lovely FIVE BEDROOM DETACHED PERIOD HOME nestled in CHICKERELL close to VILLAGE SHOPS, PUBS and RESTAURANT with good size frontage offering a BEAUTIFUL FRONT GARDEN and PARKING for SEVERAL CARS.

Reputedly built-in circa 1780 this attractive Georgian family home has a wonderful southerly facing garden that offers ample off-road parking bounded by decorative original wrought iron railings surrounded by established trees and shrubs offering an attractive, private garden. The exterior is presented well, with recent works being completed to the render of the property and a fully redecorated exterior.

The entrance vestibule provides good storage before entering the open lounge living space. The lounge gives access to the upstairs and kitchen, and the room spans the width of the property, providing a versatile space with options for lounge dining if preferred. The space is light benefiting from two windows, the main feature being the beautiful period fireplace, with a attractive log burner. The lounge connects to the kitchen, which is a good size with ample cupboards and space for a dining table. Through the kitchen, you have another vestibule with access to the private rear courtyard and W/C.

The first-floor landing connects you to three bedrooms and the family bathroom, this space has been well utilized to provide storage cupboards. The bathroom benefits from a bath with shower over, wash hand basin, and W/C.

Bedroom one is a good-sized double, with ample storage space and built-in shower and basin in the room. Adjacent bedroom two is also a good sized double offering ample room for furniture and enjoys a bright southerly aspect. Finally, the third bedroom positioned at the rear of the property is a generous single.

The final two bedrooms are spacious doubles with bedroom one enjoying stunning exposed timber beams adding to the overall character giving the room a warm feel. Both bedrooms are bright and airy thanks to large windows, illuminating the top floor.



Room Dimensions

Lounge 27'8" max x 14'0" max (8.45 max x 4.28 max)

Kitchen 12'10" max x 15'6" max (3.92 max x 4.74 max)

Bedroom One 11'5" max x 10'9" plus shower space (3.50 max x 3.30 plus shower space)

Bedroom Two 9'10" max x 14'5" max (3.00 max x 4.40 max)

Bedroom Three 12'5">6'2" x 14'5"<8'6" (3.8>1.9 x 4.4<2.6)

Bedroom Four 11'1" x 12'5" (3.39 x 3.80)

Bedroom Five 11'8" x 12'4" (3.56 x 3.78)

Bathroom 7'2" x 5'2" (2.2 x 1.6)

W/C 4'3" x 4'3" (1.3 x 1.3)



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			
		51	80

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			

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