



Instinct Guides You



East Street, Chickerell, Weymouth £425,000

- Detached Character Property
- Off Road Parking
- Five Bedrooms
- Substantial Family Home
- Southerly Facing Front Garden
- Village Location ,Chickerell
- Double Glazing
- Near To Fleet for Coastal Walks
- Modern Wiring/Fuse Box
- Fully Serviced Gas Boiler/Insulated Loft Space



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A unique FIVE BEDROOM DETACHED PERIOD HOME nestled in the heart of CHICKERELL. Close to The World Heritage Jurassic Coast, village shops and pubs and on the bus route to Weymouth there is also off-road parking for several cars.

Built-in circa 1780 this attractive Georgian family home has a secluded, south-facing cottage garden with lawns, mature shrubs, two apple trees and a small vegetable plot. To the rear is a small, westerly aspect courtyard. Externally the property has been recently refurbished.

After entering the porch, the main door leads to the open plan, south facing lounge, which spans the width of the property, providing a versatile space. The wooden sash double-glazed windows, combined with the beautiful period fireplace which is fitted with a log burner, fill this room with charm.

The large, country-style, family kitchen provides another social space with ample room for a large dining table. Facing west the double glazed windows overlook the courtyard. The rear vestibule houses the boiler and WC and leads to the courtyard.

The light and spacious first-floor landing connects three bedrooms and the family bathroom and has a variety of storage cupboards.

Bedroom one is a good-sized double, with ample storage space and built-in shower and basin. Bedroom two is also a good sized double offering ample room for furniture. Both rooms have secondary glazed windows with bright southerly aspects. The third bedroom to the rear is a generous single with west facing, secondary glazed windows.

The final two bedrooms are spacious doubles. Bedroom one enjoys stunning exposed timber beams. Bedroom two gives access to the fully insulated loft. Both are bright and airy with large, south facing double glazed windows, illuminating the top floor.

The property has modern heating and has been rewired throughout. This spacious, cosy, family home also offers the potential to add value through further, mainly cosmetic, up-dating.



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)**

EPC

Please contact the agent for the EPC details.



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

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