



Instinct Guides You



## Chickerell, Weymouth Dorset £1,250 PCM

- Three Bedrooms
- Off Road Parking
- Kitchen/Diner
- Chickerell Village
- EPC - C
- Close To Local Ammenities
- Southerly Garden
- Countryside Walks
- Close To Bus Routes
- Council Tax - C



Submit Your  
Application Today...

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Head to [www.wilsontominey.co.uk](http://www.wilsontominey.co.uk)  
to complete our application form.

All applications will be checked for savings. Once checked Wilson Tominey aims to be in contact within 7 working days.

WilsonTominey  Instinct Guides You



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.

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We are delighted to present to market this WELL PRESENTED THREE BEDROOM family home benefitting OFF ROAD PARKING, KITCHEN/DINER and a LOW MAINTENANCE REAR GARDEN which enjoys a SOUTHERLY ASPECT, nestled superbly in the heart of CHICKERELL VILLAGE. The property is in close proximity to LOCAL AMENITIES such as popular Public Houses, The Luggier Inn and The Turks Head, a Morrisons Local mini-market and Chickerell pharmacy. There are also schools nearby for younger families with coastal and countryside walks within moments of your doorstep.

Approaching the property a set of steps lead up to the front door. A hallway leads to the lounge and stairs to the upper floor. The lounge is a good size with ample floor space for a range of furniture and benefits from understairs storage. Sliding doors lead through to the kitchen/diner where the kitchen offers a wide range of eye level and base units, ample work surface, built in oven and gas ring hob and space for appliances. A door leads out to the rear garden from here.

Ascending to the upper floor a good size landing boasts a storage cupboard and leads to three bedrooms and a bathroom. Bedrooms one and two are double rooms, while bedroom three is a good size single. The bathroom comprises a bath with shower, wash hand basin and W.C.

Externally the property has a low maintenance enclosed rear garden which enjoys a SOUTHERLY ASPECT and an allocated parking space at the rear.

EPC - C  
Council Tax - C

## Room Dimensions

Lounge 16'0" x 11'5" (4.89m x 3.5m)

Kitchen/Diner 14'7" x 8'0" (4.45m x 2.46m)

Bedroom One 13'8" x 8'1" (4.17m x 2.47m)

Bedroom Two 10'6" x 7'8" (3.21m x 2.36m)

Bedroom Three 8'0" x 6'2" (2.45m x 1.88m)

### Application Process

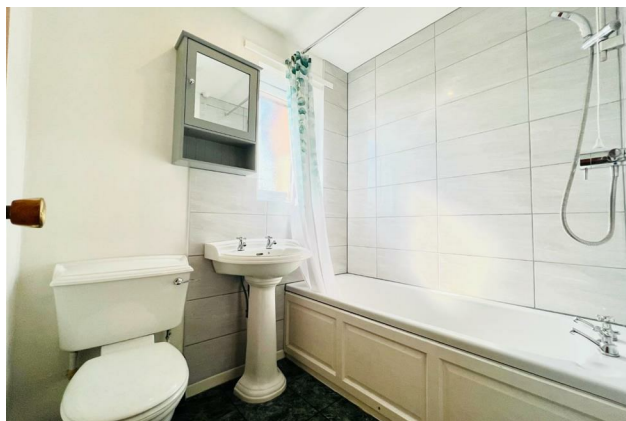
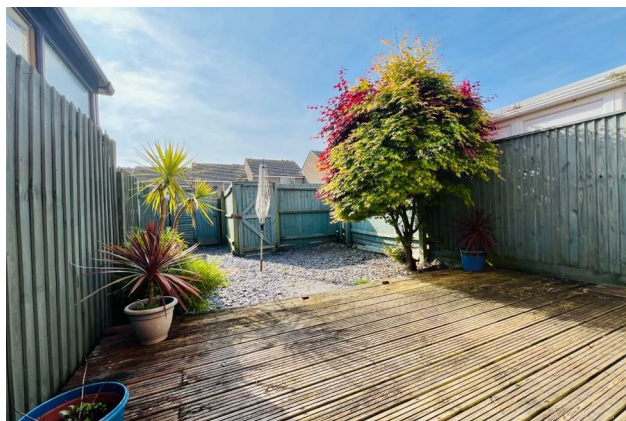
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

Once in receipt of an application, these will be sent to the landlord and they will shortlist those applicants to a select few, ensuring we are only conducting viewings with relevant parties.

**IMPORTANT:** Prior to submitting an application, please conduct all other investigations to satisfy yourself with the property - a drive by of the location, viewing the virtual/ video tour (where available), studying the floor-plan/ measurements/ photos.

Please copy and paste the link below into your web browser if you would like an application:

[www.wilsontominey.co.uk/application](http://www.wilsontominey.co.uk/application)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		71	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			86
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.