



Instinct Guides You



Courage Way, Chickerell, Weymouth £320,000

- Brand New Two Bedroom Home
- Bathroom & En-suite
- Chesil Reach, Chickerell
- Generous Kitchen Dining Room
- Driveway Parking For Two Vehicles
- 10 Year New Build Warranty
- Attractive Fully Enclosed Garden
- Cloakroom + Family Bathroom



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Welcome to Courage Way, a semi-detached brick-built home that boasts two double bedrooms, enclosed rear garden, a main bedroom benefitting a well appointed en-suite and two parking spaces.

The accommodation of Plot 48 boasts a cosy living room with patio doors that open to the enclosed rear garden, fully integrated, kitchen/diner and cloakroom. Upstairs are two double bedrooms, beautiful shower room e-suite and the family bathroom.

The property, BUILT BY CG FRY is situated on the popular Chesil Reach development in CHICKERELL, approximately four miles from Weymouth Town Centre. Chesil Reach comprises a mix of highly individual character homes set within carefully planned streetscapes and open spaces.

Chickerell benefits from a range of amenities including Aldi supermarket, a convenience store, post office, chemist and both Primary & Secondary Schools.

Please note the show home is a different style house and should be used as guidance only to give an indication on the style and quality of finish



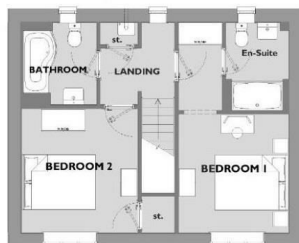
Room Dimensions

Bedroom One 9'10" x 10'7" max (3.02 x 3.25 max)

Bedroom Two 10'5" x 11'1" max (3.19 x 3.40 max)

Living Room 18'10" x 9'8" (5.75 x 2.97)

Kitchen Dining Room 18'10" max x 10'5" (5.75 max x 3.18)



FIRST FLOOR



GROUND FLOOR

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		
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.