



Instinct Guides You



## Chickerell Road, Chickerell, Weymouth £170,000

- No Onward Chain
- Off Road Parking
- Established Garden
- Generous kitchen
- Bedroom With En-suite
- Open Plan Lounge Dining Room
- Substantial Park Home
- Bus Route & Shops Nearby



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



Wilson Tominey are delighted to offer this well-presented two-bedroom plus study park-home set within the popular Cerne Villa park in Chickerell. The property boasts a generous kitchen, bathroom & en-suite, off-road parking and a mature wrap-around garden.

The home has an entrance on both sides, with the kitchen door positioned most conveniently near the parking. The hub of the home is the spacious living and dining area that boasts two bay windows that illuminate the space beautifully. The room is thoughtfully designed to enjoy a wonderful flow and offers space to entertain.

The kitchen, adjacent to the living area is generous in size compared to many park homes with ample work surface and storage. It also benefits from a large storage cupboard and room for white goods. A door leads out to the side garden and parking space.

At the rear of the home, there are two bedrooms and the family bathroom. Bedroom one is a generous size that benefits ample built-in wardrobes and a shower room en-suite that compliments the room wonderfully. In addition, bedroom two is a further double room with double doors opening to the mature rear garden. Uniquely the home offers a study/occasional third bedroom offering a layer of versatility to the home. The bathroom completes the space and comprises a bath with shower over, wash hand basin and W/C.

The rear & side gardens offer a colourful mature greenspace with a patio and lawn bordered by established trees and access on both sides of the park home.

Agents Notes - Be advised Cerne Villa Park Homes has an age restriction of over 45's for ownership.



## Room Dimensions

**Living Room 16'11" x 11'4" (5.17m x 3.46m)**

**Kitchen 17'11" max x 8'0" max (5.48m max x 2.45m max)**

**Dining Room 8'3" x 8'1" (2.53m x 2.48m)**

**Bedroom One 11'1" x 8'0" + en-suite (3.4m x 2.45m + en-suite)**

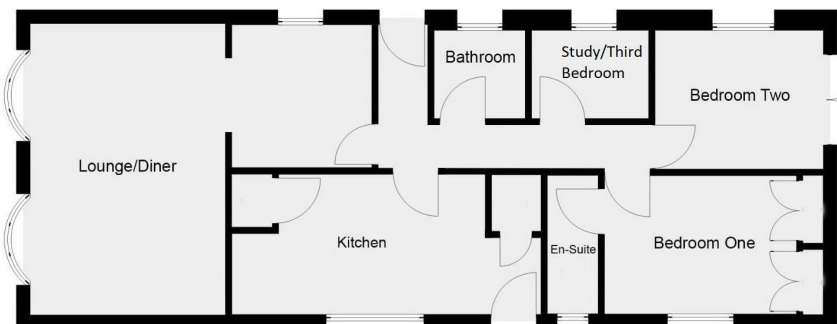
**Bedroom Two 9'9" x 8'0" (2.98m x 2.45m)**

**Study/Occasional Bedroom Three 6'9" x 5'1" (2.07m x 1.56m )**

## Service Charge/Park Fee's

The vendor informs us that the service charge is approximately £219 per month which covers the communal grounds maintenance and ground rent which is reviewed yearly, there is an age restriction of over 45 years of age, pets are allowed. The electricity and gas are billed via the park management

We recommend details are verified by your solicitor before incurring any additional costs.



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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.