



Instinct Guides You



Lilly Lane, Weymouth, DT3 4FU  
Offers In Excess Of £390,000

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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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Wilson Tominey are delighted to offer this beautifully presented, WESTERLY semi-detached family home. Positioned in the heart of Chickerell close to a bus route, amenities and schools, this superb property boasts three double bedrooms, bathroom & en-suite, garage & parking with an attractive low maintenance WESTERLY aspect garden.

Inside, the hub of the home is the open-plan kitchen/diner, this generous layout offers an attractive space for family living and to entertain. The kitchen is fully fitted, equipped with an integrated oven and hob, fridge/freezer and dishwasher finished with ample work surface. Adjacent, the UTILITY room offers further practicality, including a large under-stairs cupboard and direct access to the garden.

The sitting room offers a generous bright airy space thanks to its dual aspect and double doors that merge the boundaries between home and garden. A feature fire place provides a focal point and a touch of charm to the room. A spacious cloakroom finishes the ground floor.

Rising to the upper floor you are greeted with three double bedrooms, an en-suite and family bathroom. Bedroom one is a generous size with ample room for furniture and benefits from a well appointed shower room en-suite and built in wardrobes. . In addition bedrooms two and three offer further double rooms, with bedroom three enjoying views over the rear garden. The family bathroom comprises a bath with a shower over, WC and wash basin complimented by contemporary tiling and colour schemes.

The rear garden has an excellent westerly aspect and is low maintenance creating a great space for family living and entertaining. A gate at the rear of the garden leads to the garage and allocated parking.

**Kitchen/Diner 18'10" max x 10'11" max (5.75m max x 3.35m max)**

**Lounge 18'10" x 11'1" (5.76m x 3.39m )**

**Utility 7'6" max x 6'8" max (2.29m max x 2.05m max)**

**Bedroom One 11'9" x 11'1" (3.60m x 3.39m )**

**Bedroom Two 12'4" max x 9'2" max (3.77m max x 2.81m max )**

**Bedroom Three 12'4" max x 9'4" max (3.76m max x 2.87m max)**

**Bathroom**

**En-suite**

### **Agents Notes**

The seller informs us there is a service charge of approx £200pa for upkeep and maintenance of green areas and shared paths on the development.

We recommend these details be checked by a solicitor before incurring costs.





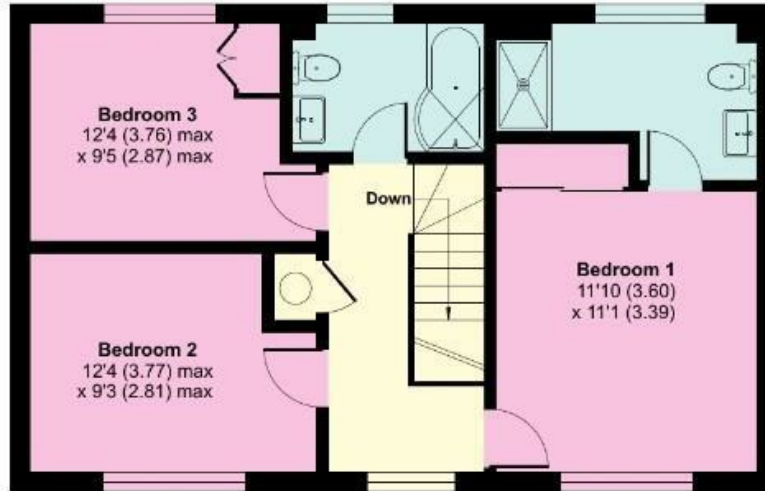
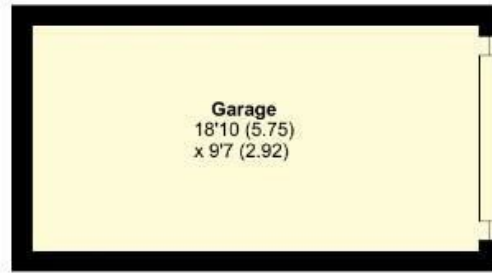
# Lilly Lane, Chickerell, Weymouth, DT3

Approximate Area = 1156 sq ft / 107.3 sq m

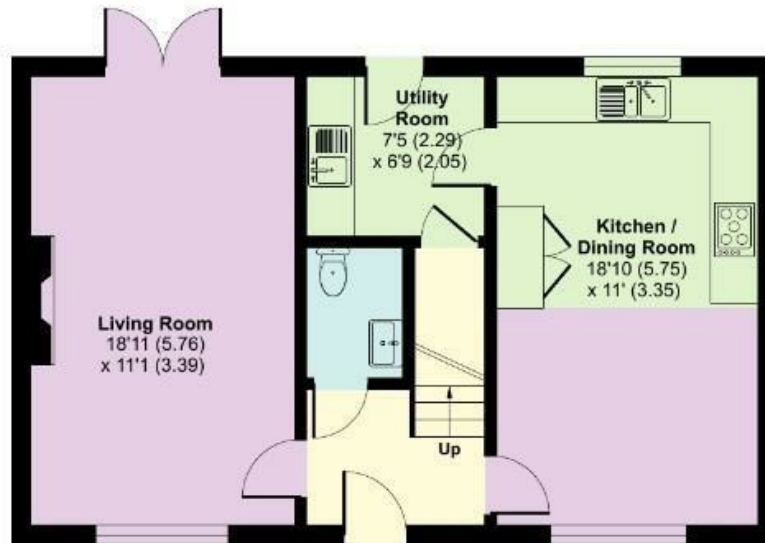
Garage = 181 sq ft / 16.8 sq m

Total = 1337 sq ft / 124.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Wilson Tominey Ltd. REF: 1220404



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		100	(92 plus) <b>A</b>		
(81-91) <b>B</b>	84		(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		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.