



Instinct Guides You



Chickerell Road, Chickerell, Weymouth Guide Price £180,000

- Off Road Parking
- Beautifully Presented Throughout
- Stunning Views Of The Fleet
- Bedroom One With En-suite
- Wrap Around Westerly Aspect Garden
- Modern Kitchen & Bathroom
- Bus Route & Shops Nearby
- Open Plan Lounge Dining Room



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Wilson Tominey is pleased to present this well-maintained two-bedroom park home with an additional study, located in the sought-after Cerne Villa Park in Chickerell. This charming property features a spacious kitchen with utility, a family bathroom with an en-suite to the primary bedroom, off-road parking, and a beautifully landscaped garden.

The heart of the home is the bright and airy living and dining space, enhanced by two large windows that allow natural light to flood the room. Thoughtfully designed for both comfort and entertaining.

The adjacent kitchen has been finished to a modern standard with attractive cabinetry and there are beautiful views of the fleet lagoon from the kitchen window; an opening leads to the utility area offering further practicality. A door provides direct access to the garden and thanks to its westerly aspect the social areas are bathed in light.

At the rear of the property, two well-proportioned bedrooms and the family bathroom can be found. The primary bedroom benefits from a large walk wardrobe and an en-suite shower room. Bedroom two is an additional double that enjoys built in wardrobes. Additionally, a separate study/occasional third bedroom adds versatility to the home. The family bathroom includes a bath, washbasin, and a W/C.

The wrap-around garden provides a peaceful outdoor retreat, featuring a mix of patio and lawn, framed by established trees and plants. With access on both sides, the garden complements the home's setting and benefits a beautiful westerly aspect.

Room Dimensions

Agent's Note: Cerne Villa Park is an age-restricted development for owners aged 45 and over.

Bedroom One 9'1" max x 8'5" max (2.78 max x 2.57 max)

Bedroom Two 9'1" x 7'11" (2.79 x 2.42)

Bathroom 6'2" x 5'1" (1.88 x 1.56)

Study 6'2" x 3'6" (1.89 x 1.09)

Kitchen 8'7" x 7'10" (2.63 x 2.41)

Utility Area 7'11" x 5'4" (2.43 x 1.65)

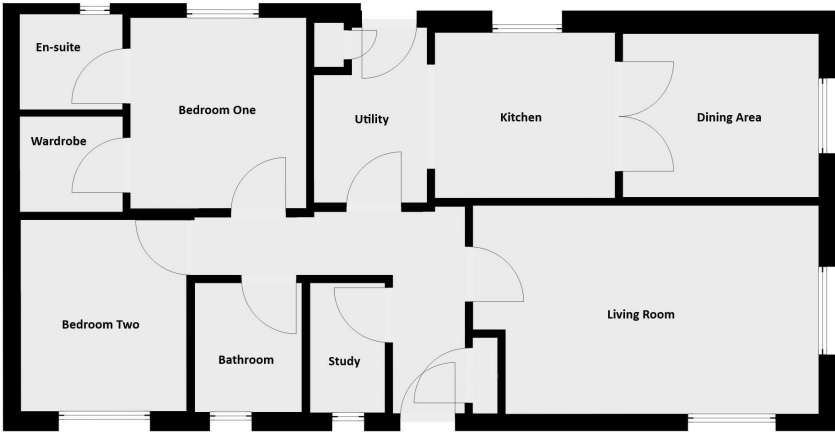
Dining Area 9'4" x 7'9" (2.86 x 2.38)

Living Room 16'6" max x 10'5" max (5.04 max x 3.20 max)

Site Fee & Charges

The vendor informs us that the service charge is approximately £259.52 per month and is reviewed yearly, there is an age restriction of over 45 years of age, pets are allowed.

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



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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.