



Instinct Guides You



Browns Crescent, Chickerell, Weymouth £270,000

- Brand New Home
- Allocated Parking
- Ten Year Guarantee
- Southerly Garden
- Located In Chickerell
- Beautifully Presented
- Large Open Plan Living Area
- Under Floor Heating



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This BRAND NEW two double bedroom home is located in a cul-de-sac location of CHICKERELL, featuring ALLOCATED PARKING, SOUTHERLY ASPECT GARDEN and spacious OPEN PLAN LIVING. Positioned in Browns Crescent, the property is conveniently close to a range of amenities, including various shops and schools.

As you step inside, the welcoming entrance provides access to the light-filled living area, a convenient cloakroom, and the staircase leading to the first floor, creating a smooth and effortless flow throughout the space.

The spacious open plan living space creates a hub of the home perfect for family life and social gatherings. The modern kitchen flows from this space comprising of a selection of integrated appliances.

Rising to the first floor there are two generously proportioned double bedrooms both will ample space for furniture. Completing the home is a contemporary, elegantly designed fully tiled family bathroom equipped with a floating vanity unit, a spacious walk-in shower with a glass partition, and toilet.

The rear southerly garden is low maintenance benefiting with paving and raised planters that enhance its appearance. The front benefits from block paving that provides convenient allocated parking.

Room Dimensions

Kitchen 15'2" max x 6'8" max (4.63m max x 2.05m max)

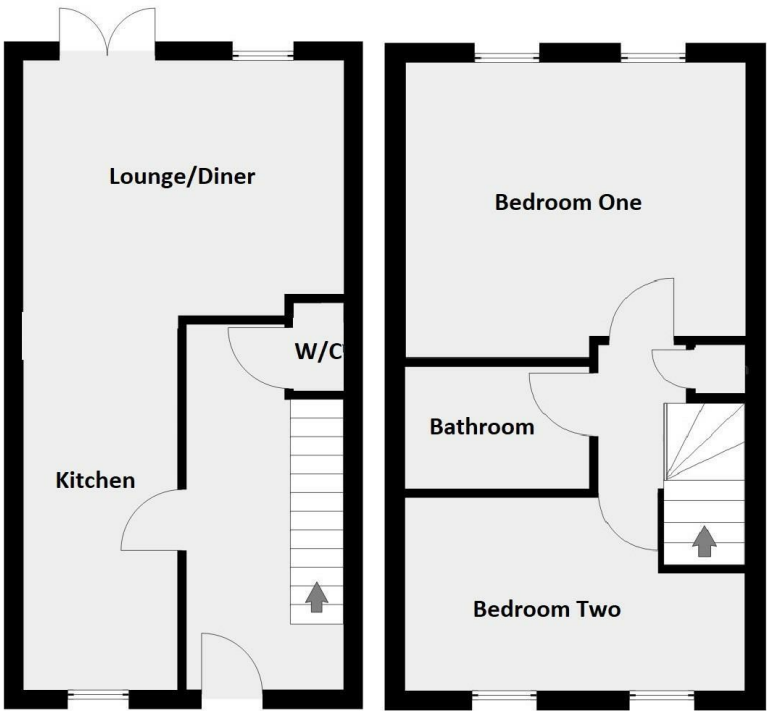
Lounge/Diner 13'9" max x 11'2" max (4.21m max x 3.42m max)

Bedroom One 13'9" x 11'3" (4.20m x 3.44m)

Bedroom Two 13'9" max x 9'0" max (4.20m max x 2.76m max)

Bathroom

W/C



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.