



Instinct Guides You



## Chickerell Road, Weymouth Offers In Excess Of £260,000

- Outhouse/Garage
- Three Bedrooms
- Large Garden
- Two Reception Rooms
- No Onward Chain
- Kitchen/Breakfast Room
- Moments From Harbour
- Modern Bathroom



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E sales@wilsontominey.co.uk  
W www.wilsontominey.co.uk





This well presented three-bedroom period home, complete with a large OUTHOUSE/FORMER DOUBLE GARAGE, is ideally located just moments from the harbourside and local amenities. Being sold with no onward chain, the property offers well proportioned accommodation, including a generous rear garden, making it perfect for family living or those seeking additional space.

Upon entering the property, stairs rise to the first floor, where you can access the downstairs living areas. The heart of this home is its flexible, open-plan living space. The lounge/dining area is both inviting and light-filled, with a feature fireplace and a large bay window that brings in an abundance of natural light, creating a welcoming atmosphere. At the rear of the property is a modern kitchen/breakfast room, designed with a sleek selection of high-gloss units that complement the overall style of the home. This space also features a built-in oven, an inset hob, an extractor fan, and a convenient breakfast bar, with ample space for white goods. The downstairs is completed by a contemporary bathroom, which includes a double shower cubicle, a toilet, and stylish splashbacks, adding a touch of elegance to the home.

On the first floor, there are three well-proportioned bedrooms. The two principal bedrooms are particularly spacious, offering plenty of room for furnishings and personal touches. The third bedroom is positioned to the rear of the property, overlooking the garden, and offers great flexibility for use as a bedroom or home office.

Outside, the property boasts a large garden, featuring a substantial patio area and a raised section with artificial lawn, all enclosed by fencing to provide a secure and peaceful space for outdoor dining or relaxation. A standout feature of this property is the impressive outhouse, which was originally a double garage. This versatile space provides an excellent opportunity for a variety of uses, whether as a workshop, studio, additional storage or double garage.

## Room Dimensions

Lounge 11'8" x 9'6" plus bay (3.57 x 2.91 plus bay)

Dining Room 9'10" x 9'8" (3.02 x 2.95)

Kitchen/Breakfast Room 14'9" x 9'4" (4.52 x 2.87)

Bedroom One 13'11" max x 9'6" plus bay (4.25 max x 2.91 plus bay)

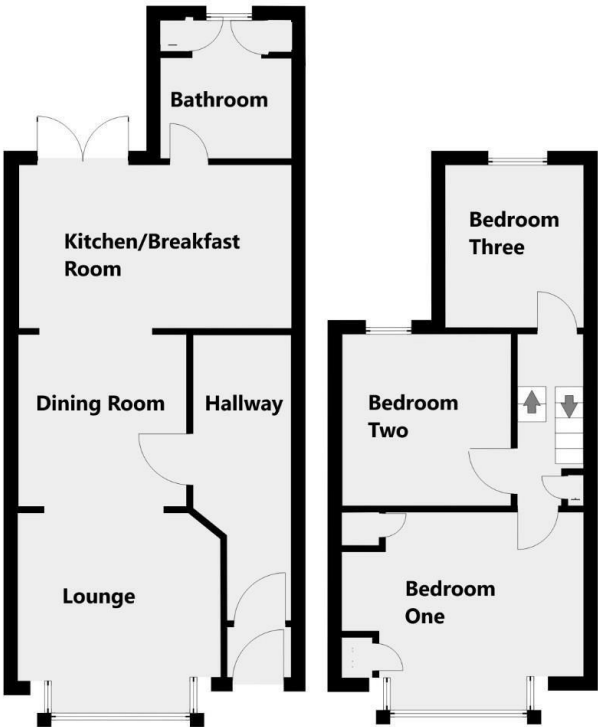
Bedroom Two 9'10" x 9'8" (3.02 x 2.96)

Bedroom Three 9'4" x 7'11" (2.87 x 2.43)

Outhouse/Garage 16'3" x 14'4" (4.96 x 4.37)

## Lease Information

The vendor informs us that there is a 999 year lease with



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.