

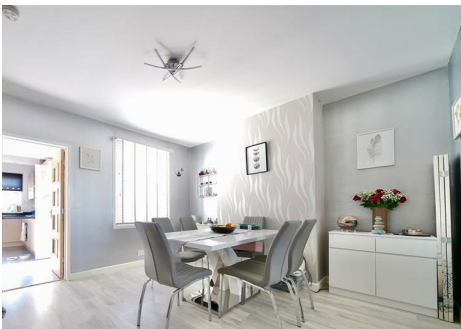


Instinct Guides You



## East Street, Chickerell, Weymouth £350,000

- Semi-Detached Home
- Three Double Bedrooms
- Loft
- Open-Plan Dining
- Side and Front Off-Road Parking
- Rear Garden Access
- Close to Village Amenities
- Spacious Upstairs Landing



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Situated in the heart of Chickerell, Weymouth, this attractive SEMI-DETACHED property offers THREE DOUBLE BEDROOMS, and a loft. Immaculately presented throughout, the home benefits from a spacious living area and OFF-ROAD PARKING.

An attractive glazed porch welcomes, leads to the hallway that opens into the spacious living room, which is beautifully lit by a large bay window. Adjoining the living room is the open-plan dining area, which offers ample space for entertaining and connects conveniently to the kitchen. The kitchen is finished to a high standard, with modern cabinetry, integrated appliances, tiled splashbacks and a side door providing direct access to the garden.

Ascending to the first floor, the landing leads to three bedrooms and the family bathroom. The principal bedroom is a bright double room. Bedroom two and three are both doubles and over look the garden. The bathroom has been tastefully modernised and includes a full-sized bath, a walk in shower, a sleek vanity unit and a large window allowing in natural light.

A further staircase leads to the converted loft room, perfect for a home office or workspace, featuring a skylight.

Outside, the rear garden has been landscaped with a paved patio, a useful outbuilding that could be used as a home office, gym or storage. The front of the property offers off-road parking and a side access path leading to the rear.

This is a fantastic opportunity to acquire a well-proportioned and beautifully finished home in a pretty village location within easy reach of local amenities, schools and transport links.

Room Dimensions

- Lounge 12'9" x 10'0" (3.9 x 3.06)
- Dining Room 13'6" x 11'6" (4.12 x 3.52)
- Kitchen 15'1" x 8'9" (4.61 x 2.69)
- Bedroom One 11'11" x 9'11" (3.64 x 3.03)
- Bedroom Two 9'8" x 7'8" (2.96 x 2.34)
- Bedroom Three 9'9" x 8'10" (2.99 x 2.70)
- Bathroom 8'7" x 8'7" (2.63 x 2.63)
- Loft 15'5" x 9'1" max floor measurement (4.70m x 2.77m max floor measurement)



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		
	52	78

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.