



Instinct Guides You



Pugmill Lane, Chickerell, Weymouth Offers Over £300,000

- Well Presented Throughout
- Bedroom One Has Shower En-suite
- Garage & Parking
- Attractive Mature Southerly Aspect Garden
- Large Living Room
- Modern Kitchen With Garden Views
- Chickerell, Weymouth
- Close To Shops & Amenities



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 stylishly presented three-bedroom home is tucked away in a quiet residential area, complete with a garage, parking, and a generous southerly-facing garden. Offering a contemporary kitchen and an attractive bathroom, this beautiful home promotes easy, modern living with well-proportioned spaces throughout.

The garage and parking are conveniently located opposite the property, with a footpath setting the home back from the road.

Inside, the heart of the home is the generous living room—spacious enough to accommodate a range of furniture, it has a welcoming feel, with a staircase rising to the first floor. A door leads to the open-plan kitchen/diner at the rear, seamlessly connecting the two areas. The kitchen features a range of fitted units and work surfaces, and enjoys attractive views into the rear garden. Double doors open outwards, helping to blur the boundaries between home and garden while flooding the space with natural light. A cloakroom completes the ground floor perfectly.

Upstairs, the bedrooms are well-proportioned. Bedroom One benefits from an integrated double storage cupboard and an en-suite shower room. Bedroom Two is a generous double, also featuring built-in wardrobes and enjoying views over the garden. Bedroom Three offers a comfortable single room.

The attractive bathroom suite completes the first floor, with a bath, basin, and toilet set against contemporary tiling.

The rear garden is a true gem—beautifully planted with a range of shrubs and flowering plants that create a soft, green border. A large patio area adjoins the house, offering a wonderful space to socialise and enjoy the sunny aspect.

Room Dimensions

Kitchen / Diner 14'6" x 9'0" (4.42 x 2.75)

Living Room 17'5" max x 14'6" max (5.31 max x 4.44 max)

Cloakroom 5'7" x 2'7" (1.71 x 0.80)

Bedroom One 11'3" x 8'6" (3.43 x 2.60)

Bedroom Two 10'3" into wardrobe x 7'11" (3.14 into wardrobe x 2.43)

Bedroom Three 8'7" x 5'9" (2.62 x 1.76)

Bathroom 6'2" x 5'6" (1.88 x 1.69)

En-suite 8'5" max x 4'3" (2.59 max x 1.32)



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	

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