



Instinct Guides You



## Plover Drive, Chickerell, Weymouth £1,450 PCM

- Immaculately Presented
- Extensive Parking
- Cul-de-Sac Position
- Open Plan Accommodation
- Council Tax - C
- Semi Detached
- Three Bedrooms
- Long Term Let
- Close To Amenities
- EPC - C



**Submit Your Application Today...**

Head to [www.wilsontominey.co.uk](http://www.wilsontominey.co.uk) to complete our application form

[Complete Our Application Form](#)

All applications will be shortlisted for viewings. Once shortlisted, Wilson Tominey aims to be in contact within 7 working days.



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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A well presented contemporary THREE BEDROOM semi detached property benefitting extensive OFF ROAD parking, OPEN PLAN living spaces and an enclosed REAR GARDEN. Placed within close proximity to BEAUTIFUL walks around the FLEET LAGOON and LOCAL AMENITIES.

The property is situated in a popular residential area in Chickerell and enjoys a cul-de-sac position.

The living room is a light, airy and generous space, perfect for the contemporary seamlessly blending into the dining room and kitchen at the rear. The kitchen has a range of fitted units and some built in appliances with views into the rear garden.

The dining room presents itself for entertaining with archway to the kitchen and patio doors flowing out to the conservatory at the rear.

On the first floor are the three bedrooms and the family bathroom. Bedrooms one and three span the front of the property. Bedroom three is a single room and can lend itself for a home office. Bedroom one is a good double room with space for furnishings. Bedroom two, a further double room at the rear of the property with the bathroom being found adjacent. The bathroom comprises bath with shower over, wash hand basin and w/c.

Outside the rear garden begins with a large patio, a perfect space to entertain and enjoy the sunshine before continuing to a lawn, bounded with fencing and walling surrounding, giving a low maintenance finish. Side access returns.

EPC - C  
Council Tax - C



## Room Dimensions

**Lounge 14'6" x 12'4" (4.42 x 3.76)**

**Dining Room 8'7" x 6'11" (2.64 x 2.13)**

**Kitchen 8'7" x 8'2" (2.64 x 2.49)**

**Bedroom One 13'8" x 8'11" (4.17 x 2.74)**

**Bedroom Two 9'8" x 8'11" (2.97 x 2.74)**

**Bedroom Three 9'8" max 6'9" max (2.97 max 2.06 max)**

## Application Process

Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

Once in receipt of an application, these will be sent to the landlord and they will shortlist those applicants to a select few, ensuring we are only conducting viewings with relevant parties.

**IMPORTANT:** Prior to submitting an application, please conduct all other investigations to satisfy yourself with the property - a drive by of the location, viewing the virtual/ video tour (where available), studying the floor plan/ measurements/ photos.

Please copy and paste the link below into your web browser if you would like an application:

[www.wilsontominey.co.uk/application](http://www.wilsontominey.co.uk/application)



	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	

	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.