



Wilmslow Road  
Weymouth





OFFERED FOR SALE WITH NO ONWARD CHAIN, this three-bed, detached bungalow located in a quiet cul-de-sac in Chickerell, Weymouth. Further accommodation includes living room, dining room, kitchen and family bathroom. EPC rating F.

Weymouth is a beautiful seaside town situated halfway along the Jurassic Coast and just 7 miles south of the Dorset County town of Dorchester. Its charming harbour and sandy beaches attract numerous visitors and in 2012 it was the venue for the London Olympics sailing events, along with neighbouring Portland. As a result of its affiliation with the Olympics, the town has recently benefited from improved transport links, including a bypass and a network of cycle paths. It is also home to several nature reserves and a wealth of amenities, including some highly regarded schools.





Enter the property into the generous hallway offering access to all ground floor accommodation. A sliding door leads to the property's open-plan living area and kitchen.

The property offers two reception rooms. The living room has a characterful stone fireplace and wooden flooring with a side aspect outlook. The dining room is rear aspect.

The kitchen has a range of wall and base units and an additional cupboard offering an ample amount of storage space. The room has plumbing for a washing machine, space for an oven and a sink with mixer tap and drainer. There is a door offering access to the rear of the property. The room is finished with part-tiled walls and tiled splashback.



The principal bedroom located on the ground floor is a good-sized double room with wooden flooring.

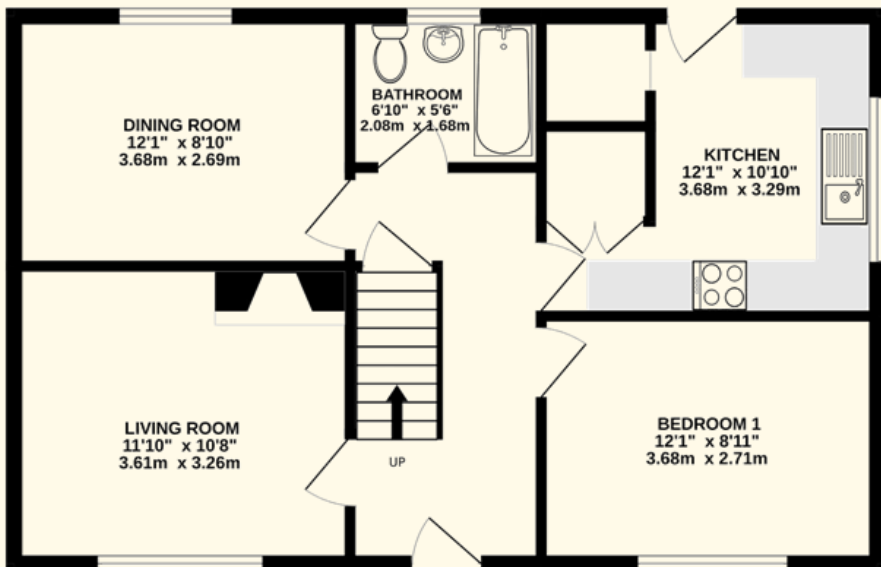
The family bathroom has a suite consisting of a bath with shower attachment, wash basin with vanity storage underneath and low-level WC.

Stairs rise to the first floor where the further two bedrooms are located.

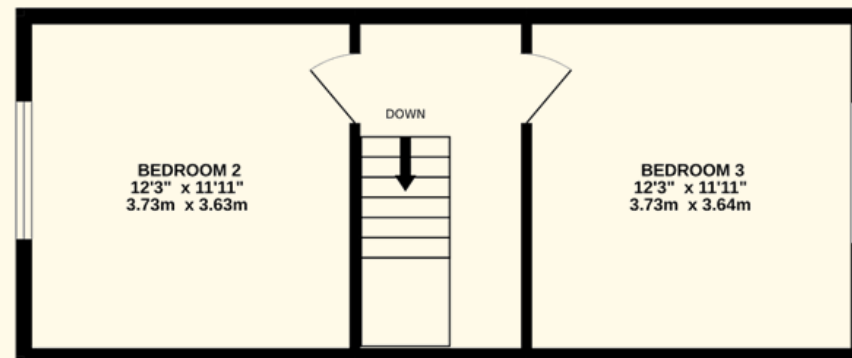
The property is completed by a generous sized garden mainly laid to lawn which surrounds the entire property. The garden offers plenty of potential space for off-road parking.



**GROUND FLOOR**  
603 sq.ft. (56.0 sq.m.) approx.



**1ST FLOOR**  
368 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Flood Risk:**

Surface water – Low Risk

Rivers and Sea - Very Low Risk

<https://check-long-term-flood-risk.service.gov.uk/risk#>

**Services:**

Mains electricity, water and drainage are connected.

**Agent Note:**

Please be aware this property is situated on a private road.

The EPC rating of F means this property would not be available for rental.

**Local Authorities:**

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970

The council tax band is D.

**Important notice: Parkers notify that:** All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.