



**Connells**

Chickerell Road  
Weymouth





### Property Description

Access is gained via a purpose built entrance porch, leading into the generous sized kitchen offering a range of eye and base level units with space for domestic appliances and cloakroom. Continuing through the ground floor, this home enjoys two reception rooms with excellent space enough to house a family dining room table and chairs along with additional furniture, making this room the hub of this home

Stairs rise to the first floor where the three bedrooms and family bathroom are located.

Bedroom one is a spacious, front aspect, double bedroom with bay window. Bedroom two is a further double bedroom enjoying rear aspect views out onto the rear garden.

Bedroom three is an ideal guest room, which enjoys views over the grounds. The family bathroom features a modern suite comprising a shower, vanity wash hand basin and WC.

Externally to the front of the property enjoys a driveway for ample off road parking. The rear garden certainly takes the spotlight, with a generous large, private space. offering a mixture of mature plants, shrubs, trees and plentiful lawned area.

### Entrance

Glazed door leading into:-

### Porch

Wooden style flooring. Door leading into:-

### Cloakroom

Low level WC, wash hand basin and wall mounted radiator. Side aspect double glazed window.

### Kitchen

12' 11" x 11' 1" ( 3.94m x 3.38m )

Fully fitted kitchen with a range of wall and base units with worksurfaces over. Inset stainless sink and drainer unit. Four ring gas hob with electric oven. Tiling. Power points. Space for an upright fridge freezer. Space and plumbing for a washing machine. Side aspect double glazed window enjoy views over the garden. Continuation of wooden style flooring.

### Sitting Room

7' x 10' 6" ( 2.13m x 3.20m )

Front aspect double glazed bay window. Carpeted. Coving. Skirt boarding. Two wall mounted radiators. Power points. Feature gas fire. Opening leading into:-

### Dining Room

16' 8" x 8' 8" ( 5.08m x 2.64m )

Rear aspect double glazed window. Carpeted. Coving. Skirt boarding. Wall mounted radiator. Power points.

### Hall

Carpeted. Understairs storage cupboard. Telephone point. Stairs rise to the first floor. Front and side aspect double glazed window.

### First Floor

#### Landing

Side aspect double glazed window. Carpeted. Loft access. Door leading into:-

#### Bedroom One

12' 6" x 11' 5" ( 3.81m x 3.48m )

Front aspect double glazed bay window.

Carpeted. Coving. Skirt boarding. Wall mounted radiator. Power points. Two double fitted wardrobes.

#### Bedroom Two

13' 1" x 9' 11" ( 3.99m x 3.02m )

Rear aspect double glazed window.

Carpeted. Coving. Skirt boarding. Wall mounted radiator. Power points. Two double fitted wardrobes.

#### Bedroom Three

8' 7" x 7' 2" ( 2.62m x 2.18m )

Side aspect double glazed window enjoying views over the garden. Carpeted. Coving. Skirt boarding. Wall mounted radiator. Power points.

### Bathroom

Modern fitted suite comprising shower, low level Wc and wash hand basin. Wall mounted chrome heated towel rail. Extractor.

### Outside

#### Garden

The rear garden certainly takes the spotlight, with a generous large, private space. offering a mixture of mature plants, shrubs, trees and plentiful lawned area.

#### Driveway

Externally to the front of the property enjoys a driveway for ample off road parking

#### Garage

### Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

### Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



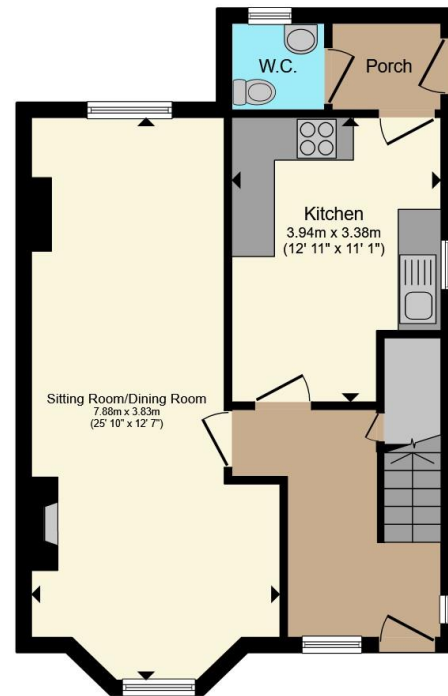




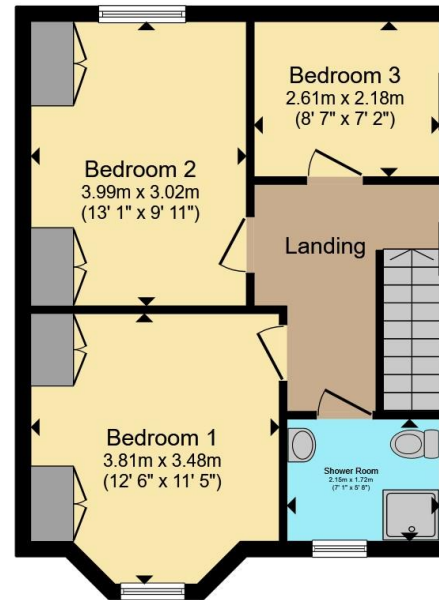








**Ground Floor**



**First Floor**

Total floor area 89.5 m<sup>2</sup> (963 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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**T 01305 770 333**  
**E [weymouth@connells.co.uk](mailto:weymouth@connells.co.uk)**

84 St. Thomas Street  
 WEYMOUTH DT4 8EN

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WEY309592](http://connells.co.uk/Property/WEY309592)**



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