



Chilcott Lane | Chickerell | Weymouth | DT3 4GY

**Fixed Asking Price £108,000**

BEAUMONT  JONES

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We are delighted to bring to the market this shared ownership two double bedroom semi detached house built in 2022 with driveway for two vehicles in the very popular location of Chesil Reach, Chickerell. A fantastic opportunity for first time buyers, being offered at a 40% shared ownership leasehold arrangement. The property offers a beautiful kitchen/diner, living room, cloakroom, two double bedrooms, south facing rear garden and driveway for two vehicles. Offered with no forward chain, this property must be viewed to be appreciated.

- Two Double Bedroom Semi-Detached House
- Shared Ownership at 40% Leasehold Agreement
- Block Paved Driveway for Two Vehicles
- Offered with No Forward Chain
- Beautiful Open Plan Kitchen/Diner
- Chesil Reach Development in Chickerell

### Full Description

Offered for sale with no forward chain, entrance to the property is via the composite front door opening into a welcoming and wide hallway with stairs to the first floor, access to a useful storage cupboard and doors opening into the following rooms. The spacious downstairs cloakroom offers a low level WC and wash hand basin. The inviting sitting room is a lovely size with front aspect window and a wall mounted radiator. The kitchen/diner runs across the rear of the property, a spacious family friendly space with lovely tiled flooring. There is rear aspect window and patio door from the dining area giving access to the rear garden.



This would make the perfect first time purchase.



There is plenty of space for a good sized dining table in the dining area. The modern shaker style kitchen offers plenty of wall and base units for storage, wall mounted combination boiler, integral oven with four ring gas hob and extractor hood over, space and plumbing for washing machine, space for a fridge/freezer and tumble dryer.

Returning to the hallway, stairs rise to the first floor landing with access to loft via hatch and remainder of the accommodation. The master bedroom is a lovely sized double bedroom with front aspect window, built in storage cupboard and plenty of space for large wardrobes. Bedroom two is also a great sized double bedroom with a rear aspect window offering distant sea view and plenty of space for bedroom furniture. The main bathroom is a generous size with panel enclosed bath with wall mounted over-head shower, low level WC, wash hand basin, heated towel rail and a rear aspect double glazed window.

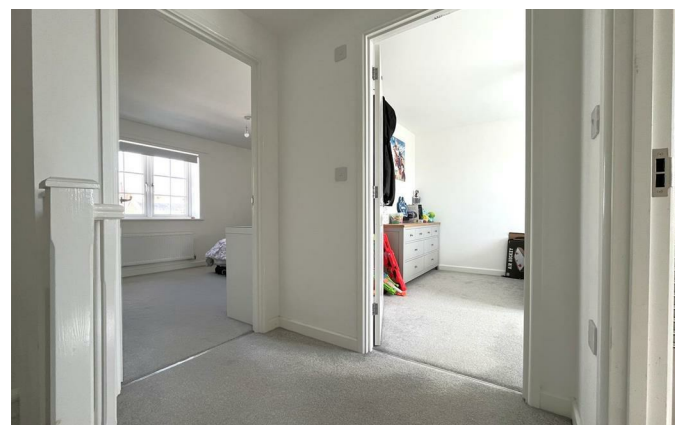


Outside offers a lovely south facing rear garden, offering a large patio area abutting the property with decked area, perfect for a table and chairs. From this the decking there are a few steps down leading to a laid to a private laid to lawn area. In addition the property benefits from side access which leads to the block paved parking area, creating off road parking for two vehicles.



Located in the heart of the ever-popular family location of Chesil Reach, the property is situated within the catchment area of well regarded primary and secondary schools. Chickerell itself has a local shop, two public houses, a restaurant, chemist, and post office. Nearby supermarket and industry shopping units include fast food and coffee shop units. There are lots of scenic coastal walks and links to the Southwest Coast path. A short drive away is Weymouth, a Georgian seaside resort with award winning sandy beach





and town centre with a good range of high street names and quirky boutiques in the adjacent lanes as well as pubs, restaurants and cafes.

Rating Authority: - Dorset (West Dorset) Council. Council Tax Band C. Services: - Gas central heating, mains electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



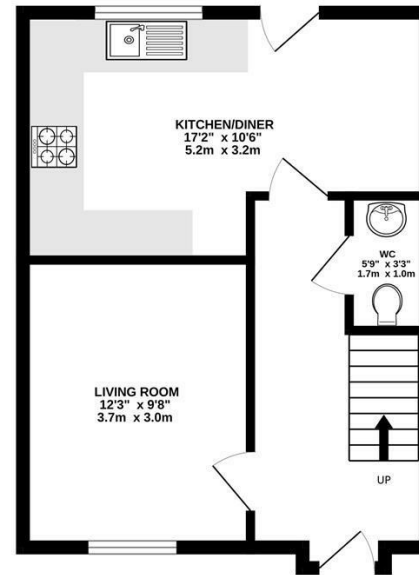
Beautiful southerly facing rear garden.



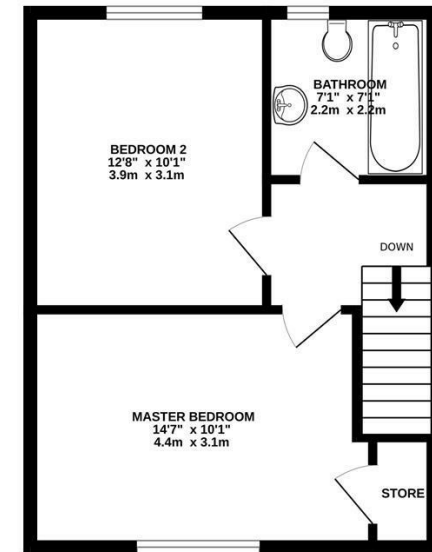


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

GROUND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 784 sq.ft. (72.8 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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We value more than your property

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