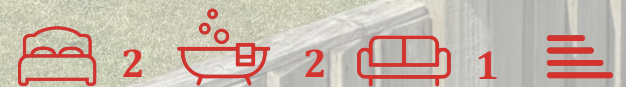




22 Coldharbour

Chickerell Weymouth, DT3 4BG

**£475,000 Freehold**



## 22 Coldharbour

Chickerell Weymouth, DT3 4BG

A rare opportunity to purchase a two bedroom detached house set on a large 0.42 acre plot with country views to the front and rear, and located approximately 4 miles from Weymouth town Centre and its picturesque harbourside. there is ample gated off road parking leading to a 7.28 x 5.00 garage, the garden offers a number of out building and a chicken coop which can be included with the chickens if wanted by the new owners. Internally the property offers bright and well proportioned accommodation and offers ample space to be extended and remodelled subject to planning permission.

### Entrance Hall

### Lounge Dining Room

22'0" x 11'8" (6.73 x 3.57)

Fire place, double doors to rear garden

### Conservatory

10'9" x 10'11" (3.28 x 3.35)

Double door to rear garden

### Kitchen

12'1" x 7'11" (3.69 x 2.43)

Fitted with a range of kitchen units offering a sink unit set into worktops with drawers and cupboards below and wall mounted cupboards, electric hob and oven plumbing for washing machine and space for fridge freezer

### Utility Area

Plumbing for washing machine

### Bathroom

Fitted with white suite comprising panel bath, wash hand basin and WC

### Landing

### Bedroom 1

12'7" x 10'7" (3.84 x 3.24)

Views to front, built in wardrobe and sliding door to

### En suite shower room

With suite comprising of shower WC and wash hand basin

### Bedroom 2

10'11" x 9'7" (3.35 x 2.93)

Views to rear, Built in wardrobe

### Gated Parking

There is a gate leading to an ample gravelled parking area and leading to the garage

### Garage

16'4" x 23'10" (5.00 x 7.28)

Electric remotely operated door

### 0.42 Acre Garden / Plot

Set on a large 0.42 Acre Plot which has mainly been laid to lawn with a range of outbuildings including summer house, green house and store. There is also a large chicken coop with electric fence which the seller is happy to leave if the new owners would like to take on the care of the chickens

### Council Tax

Band D with Dorset Council





### Construction

Rendered elevations under a pitched roof

### Flood Risk

Very low risk of flooding from rivers sea or surface water

### Utility Supplies

Mains electric water and drainage are connected. No gas

The central heating boiler is Oil fired with a tank in the garden

### Phone and Broadband signal strength and coverage

Vodafone 3 & O2 signals are strong, EE are average

TV, Sky & BT are available Virgin in not available

Broadband estimated standard 19 mbps superfast 80 mbps ultrafast is not available yet

### Planning

The property is sat on a 0.42 acre double plot There is ample scope to extend the property subject to planning permission being obtained The current owners applied for planning for an addition house to the side in 2014 which was rejected

Potential purchasers should satisfy them selves of any potential planning opportunities with discussions with Dorset Council

### Legal Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of

representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



