

Symonds
& Sampson



18 The Bindells
Chickerell, Weymouth, Dorset

18 The Bindells

Chickerell

Weymouth

Dorset DT3 4BF

A modern ground-floor garden apartment set in a quiet cul-de-sac on the edge of Chickerell.

Well-presented accommodation including a spacious living/dining room, fitted kitchen, and double bedroom with garden access.



- Modern ground floor apartment
- Spacious sitting and dining room
 - Fitted kitchen
- Bedroom with fitted wardrobes
 - Private rear garden
 - Allocated parking
- Cul-de-sac position & close to amenities

• Leasehold 125 years from 1990 with 90 years remaining

• Service charge is payable on an as-and-when basis

Guide Price £165,000

Leasehold

Weymouth Sales
01305 756989
weymouth@symondsandsampson.co.uk



INTRODUCTION

A modern ground-floor garden apartment occupying a quiet cul-de-sac position on the edge of Chickerell, close to a wide range of amenities.

THE PROPERTY

The front door opens into a spacious sitting and dining room, benefitting from a useful understairs storage cupboard. A door leads through to an internal hallway providing access to the kitchen, bathroom, and bedroom.

The kitchen is fitted with a range of wall and base units with complementary work surfaces, with a cooker and washing machine included, and space provided for a freestanding fridge/freezer. The bedroom features fitted wardrobes and a door opening directly onto the private garden. The bathroom is equipped with a modern suite, including a glazed shower cubicle.

OUTSIDE

Externally, the property benefits from an allocated parking space. Steps and a small paved area lead to the front entrance, while a side pathway provides access to a pedestrian gate into the garden. The garden itself includes a paved patio, a gravelled area, and a timber garden shed.

SITUATION

Chickerell is a highly sought-after location on the outskirts of the vibrant coastal town of Weymouth, offering easy access to the stunning World Heritage Jurassic Coastline. This includes the renowned Chesil Beach, which stretches along the coast to Lyme Regis.

Popular with families and young professionals, Chickerell boasts a thriving community and an excellent range of local amenities. These include both primary and secondary schools, a Morrisons Local with a Post Office, a Village Hall, a Library, a Church, a Chemist, two traditional pubs, a restaurant, and a leisure centre featuring a gymnasium and 3G sports pitch.

The nearby Jurassic Coast offers a network of scenic footpaths, perfect for coastal walks with breathtaking views across the Fleet Lagoon. Just three miles away, Weymouth town centre is easily accessible by cycle lanes, local bus routes, or car, providing an even wider selection of shops, restaurants, and cafés, as well as a sandy beach and a picturesque inner harbour.

DIRECTIONS

What3words///dart.post.adding

SERVICES

Mains electricity, gas, water and drainage are connected. Gas fired central heating.

Broadband - Ultrafast speed available

Mobile - There is mobile coverage in the area; please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

Council Tax Band: B (Dorset Council - 01305 251010)

MATERIAL INFORMATION

Lease is 125 years from 1st January 1990 (89 years remaining).

It is understood from the sellers that the service charge is payable on an as-and-when basis for maintaining and renewing the common areas, and that holiday letting is not permitted.

NB - Under the Estate Agents Act 1979 we are required to inform any prospective purchaser that this property is owned by a relative of a member of staff at Symonds & Sampson and as such constitutes a "connected person".

Please note that the vendor will be removing the wall lights in the sitting room.



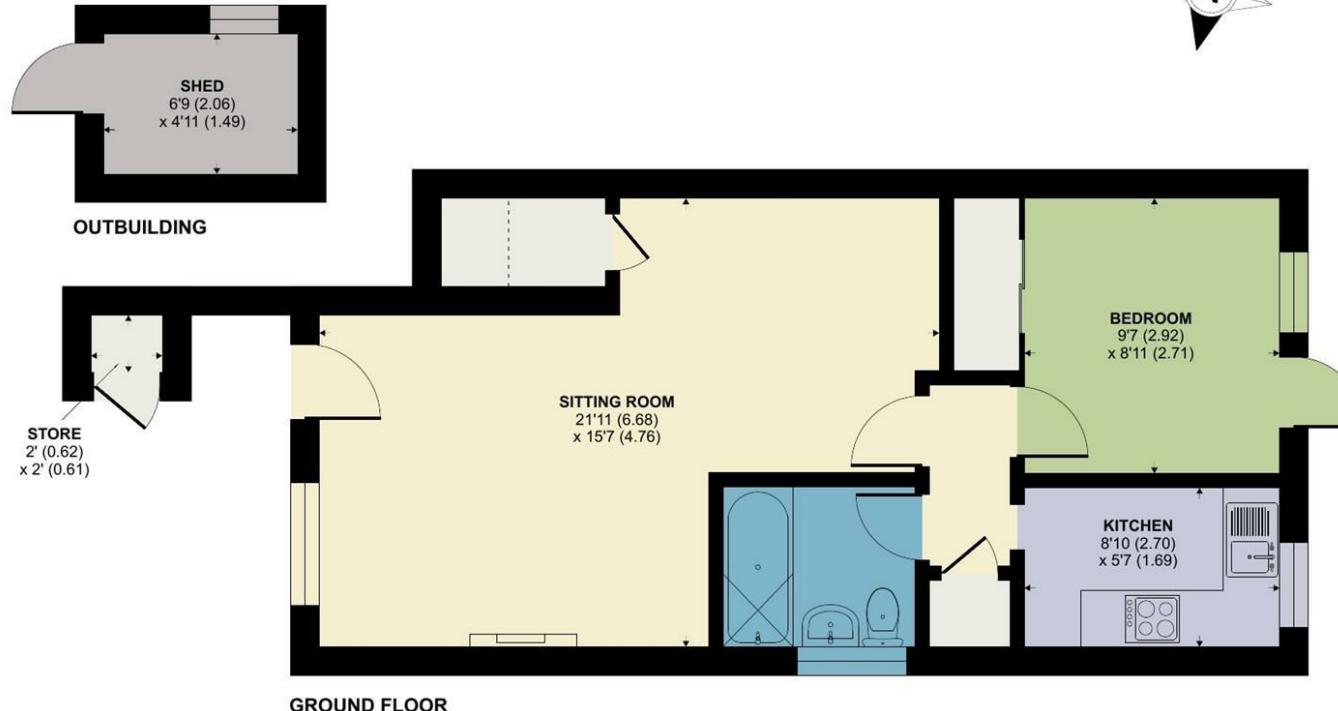
The Bindells, Chickerell, Weymouth

Approximate Area = 505 sq ft / 46.9 sq m

Outbuildings = 38 sq ft / 3.5 sq m

Total = 543 sq ft / 50.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Symonds & Sampson. REF: 1394707



Energy Efficiency Rating		Current	Potential
Current	Potential		
Very poor - high running costs	Excellent - low running costs		
A (1)	G (8)		
B (2)	F (7)		
C (3)	E (6)		
D (4)	D (5)		
E (5)	C (4)		
F (6)	B (3)		
G (7)	A (1)		
An energy efficient - lower running costs		72	72
EU Directive 2009/125/EC			



Weymouth/JS/20.01.2025rev



01305 756989

weymouth@symondsandsampson.co.uk
Symonds & Sampson LLP
Arch Point House, 7 Queen Mother Square,
Poundbury, Dorset DT1 3BY



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They 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. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT