



Instinct Guides You



Browns Crescent, Chickerell, Weymouth £330,000

- Modern Townhouse
- Three Double Bedrooms
- Ensuite
- Ten Year Guarantee
- Ensuite & Dressing Area
- Southerly Rear Garden
- Air Source Heat Pump System
- Off Road Parking
- Spacious Open Plan Living
- Cul-De-Sac Location



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This attractive, nearly new three double bedroom townhouse with underfloor heating, ENSUITE and eco AIR SOURCE HEAT PUMP SYSTEM is located in a cul-de-sac location of Chickerell, featuring a block paved DRIVEWAY and SPACIOUS OPEN PLAN LIVING area with a SOUTHERLY facing GARDEN, offering a wonderfully bright and airy living space. Positioned in Browns Crescent, the property is conveniently close to a range of amenities, including various shops and schools.

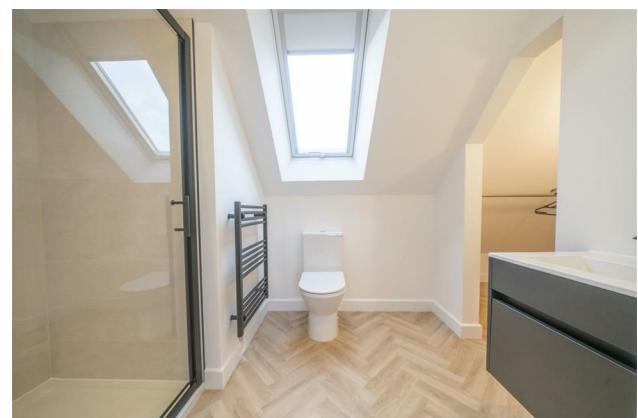
Stepping inside, you instantly appreciate the style of this lovely contemporary home, with access into the living accommodation, cloakroom and stairs to the first floor.

The open plan living area exudes a sense of spaciousness, featuring a modern high gloss kitchen complete with a comprehensive selection of integrated appliances complemented by downlighting to finish the design. This welcoming space is ideal for family life and social gatherings. Patio doors enable to bring the outside in, creating a welcome light space due to the southerly aspect.

On the first floor, there are two generously proportioned double bedrooms alongside the family bathroom. Both bedrooms are comparable in size, offering plenty of room for furniture. Completing the home is a contemporary, elegantly designed bathroom equipped with a floating vanity unit, bath with shower above and a toilet, beautifully finished in matt black accessories.

To the second floor is the principal suite with spacious double bedroom, fabulous ensuite with walk in shower and dressing area.

The exterior boasts a low maintenance, southerly facing rear garden with paving for low maintenance with a block paved frontage that provides convenient off road parking.



Room Dimensions

Lounge/Diner/Kitchen 23'11" max x 15'10" max (7.31 max x 4.85 max)

Bedroom One 12'5" max x 11'11" plus recess (3.81 max x 3.64 plus recess)

Bedroom Two 15'10" max x 10'7" max (4.84 max x 3.24 max)

Bedroom Three 12'11" x 8'8" (3.95 x 2.65)



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.