



The Bindells | Chickerell | Weymouth | DT3 4BF

Offers Over £245,000

BEAUMONT  JONES

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We are delighted to offer a well-presented two double bedroom semi-detached house located within a cul-de-sac in the popular location of Chickerell. The property boasts a beautiful South-Facing rear garden, block paved driveway providing off road parking for three cars, open-plan living area with a modern fitted kitchen, modern shower room and gated side access. This would make an excellent first time purchase/upsized and viewing is highly recommended to be appreciated.

- Two Double Bedroom Semi-Detached House
- Beautiful South-Facing Rear Garden
- Open-Plan Living Area
- Cul-de-Sac In Chickerell
- External Store To The Front Of The Property
- Well-Presented Throughout
- Block Paved Driveway Providing off Road Parking For Three Vehicles
- Modern Kitchen & Shower Room
- Perfect First Time Purchase/Upsize

Full Description

Entrance into the property is via a front aspect door leading into a small vestibule with a further door leading into the hall with stairs rising to the first floor and a door leads into the open-plan living area. This spacious area offers a modern fitted kitchen comprising base level units with work surfaces over, integral eye level double oven with inset four ring electric hob and extractor hood over, space and plumbing for a washing machine and fridge/freezer, space for a table and chairs, front



This well-presented home is located within a quiet cul-de-sac in Chickerell.



aspect double glazed window and an opening leads through to the living room. Plenty of space for furniture, built-in under stairs storage cupboard and a set of rear aspect double glazed patio doors lead out onto the beautiful South-Facing rear garden.

The first floor has landing area with a built-in airing cupboard housing the gas boiler, loft access via a hatch and doors lead through to the two double bedrooms and modern shower room. The master bedroom is a generous sized double with fitted wardrobes and a front aspect double glazed window enjoying some far reaching views over rolling countryside. Bedroom two is a small double with fitted wardrobes and a rear aspect double glazed window. The shower room has a modern suite comprising a shower cubicle with a wall mounted mixer shower system, low level WC, wash hand basin, wall mounted towel rail heater, partially tiled walls and a side aspect double glazed window.

Outside offers a beautifully designed South-Facing rear garden laid to artificial grass and lawn with various planted borders, trees and shrubs. There is further space to the side for a shed and gated side access leading out onto the driveway. The front offers a brick built storage store and a block paved driveway providing off road parking for three cars.

Located in Chickerell, a peaceful coastal small town located next to the Fleet, the largest natural



inlet of sea water in England. Chickerell itself has a local shop just moments away, two public houses, a restaurant, chemist, and post office. Nearby supermarket and industry shopping units include fast food and coffee shop units. There are great schools close by including primary and secondary making this a perfect family home with great living space.

Rating Authority: - Dorset (West Dorset) Council.
Council Tax Band B. 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.

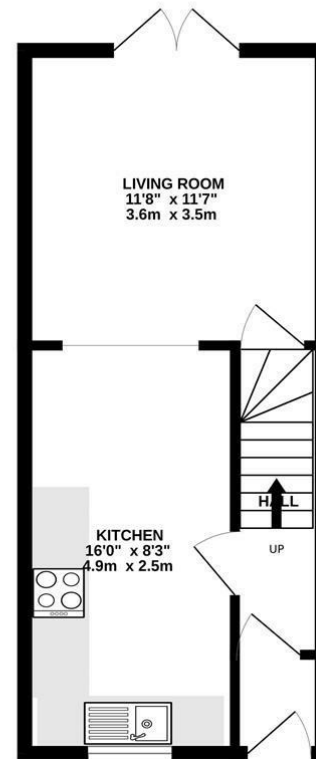
Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

Beautiful South-Facing rear garden.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA: 643 sq.ft. (59.8 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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