



Chickerell Road, Weymouth, DT4 0BP
Asking Price Of £349,999 Freehold


MARTIN&CO

- Southerly facing garden
- Extra plot for potential small development
- Close to Weymouth Harbour/Weymouth Town
- Brand new build
- Electric car charging point
- Two allocated parking spaces, potential for more
- Eco friendly

PROPERTY DESCRIPTION ** VENDOR WILL PAY
STAMP DUTY ON SALE OF PROPERTY FOR FTB**

Imagine stepping out your front door and finding yourself just a short stroll from the vibrant town centre, where you can enjoy local shops, cafes, and all the conveniences you need. Commuters will appreciate the proximity to the train station, making it a breeze to connect with nearby cities. For families, the area boasts excellent schools and a variety of recreational and sporting facilities, perfect for keeping everyone active and engaged. Plus, open playing fields are just a few minutes away, offering a great space for outdoor fun and relaxation.

Inside, you'll find well-proportioned rooms designed to maximize comfort and functionality. The modern family bathroom and convenient downstairs cloakroom add to the practicality of the layout, while the open-plan lounge and dining room create an ideal setting for both entertaining and family gatherings. Step outside to your enclosed, southerly-facing garden-a



perfect spot for enjoying sunny days or hosting barbecues with friends and family. And with two dedicated parking spaces out front, along with the potential for further development or a garage, subject to planning, you'll have all the space you need for your vehicles and hobbies.

These homes are perfect for young families, busy professionals, or retirees seeking a peaceful yet connected lifestyle. Live an eco-friendly lifestyle with the use of the air source heat pump and the feeling of being in a home that was built from renewable resources. Don't miss your chance to be part of this vibrant community-schedule your viewing today!

WC 5' 8" x 2' 6" (1.73m x 0.76m) Downstairs toilet room, including toilet, hand wash basin with built in drawer, double glazed window, underfloor heating.

KITCHEN 15' x 8' 8" (4.57m x 2.64m) Modern fully fitted kitchen cupboards, Samsung induction hob and oven, integrated Beko dishwasher, built in USB

sockets, tiled splashback and floor with underfloor heating

LOUNGE/DINER 14' 3" x 15' (4.34m x 4.57m) Tiled floor with underfloor heating, rear aspect, double glazed French doors providing access to the garden, side aspect double glazed window

BEDROOM ONE 10' 9" x 12' 1" (3.28m x 3.68m) two front aspect double-glazed windows, above the stairs cubby hole to be used as wardrobe or shelves, built in USB sockets.

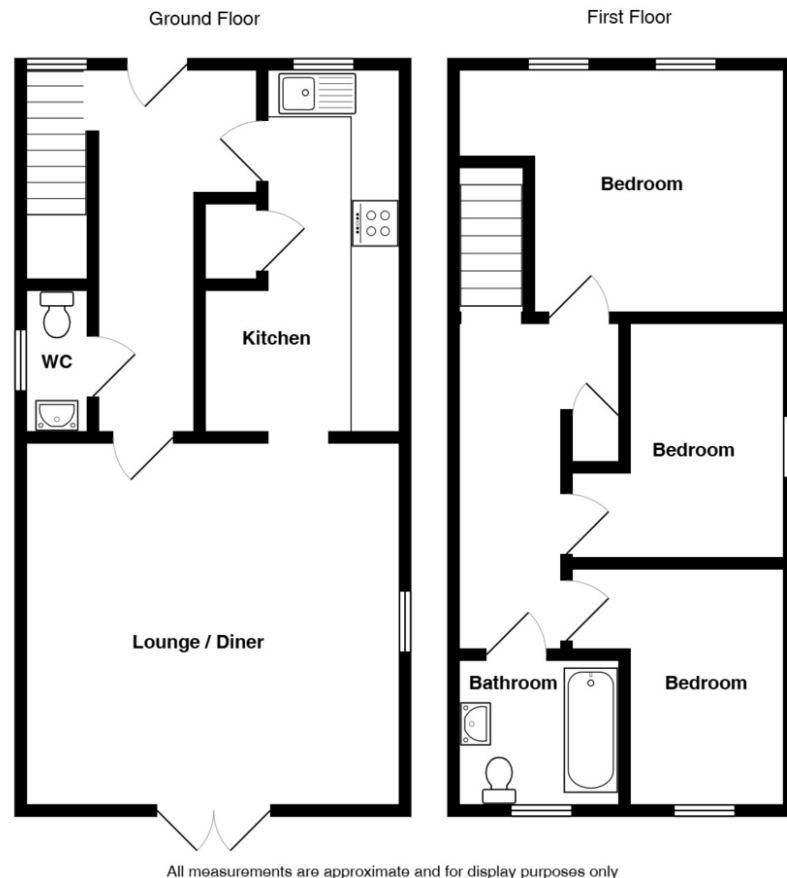
BEDROOM TWO 12' 1" x 8' max (3.68m x 2.44m) Side aspect double glazed window, built in USB sockets

BEDROOM THREE 8' 6" x 10' 3" (2.59m x 3.12m) Rear aspect double glazed window, southern facing. built in USB sockets.









Martin & Co Weymouth

2 St Thomas Street • • Weymouth • DT4 8EW
T: 01305775504 • E: weymouth@martinco.com

01305775504

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.