



Instinct Guides You



Rex Lane, Weymouth, DT3 4AY Offers In Excess Of £280,000

- Beautifully Presented
- Three Bedrooms
- Conservatory
- Kitchen/Diner
- Driveway
- Landscaped Garden
- Chickerell Village
- Close To Amenities



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



Situated in the popular and well established area of Chickerell, this beautifully presented three bedroom home offers modern and well proportioned accommodation together with a spacious conservatory, contemporary kitchen/breakfast room and an attractive enclosed rear garden. Conveniently positioned close to local amenities, schools and transport links, the property provides an excellent opportunity for families, first time buyers and those looking to upsize.

The property is entered via an entrance hall with stairs rising to the first floor and access to the principal ground floor accommodation. Positioned to the front, the generous lounge provides a comfortable living space with a large window allowing an abundance of natural light to flood the room.

To the rear, the kitchen/breakfast room is fitted with a comprehensive range of modern wall and base units with work surfaces over, incorporating integrated appliances together with ample space for dining. Double doors open into the impressive conservatory, creating a superb additional reception room overlooking the rear garden and offering an excellent space for relaxing or entertaining throughout the year.

The first floor landing provides access to three well proportioned bedrooms and the family bathroom. Bedroom one is a spacious double room with ample space for bedroom furniture, whilst bedroom two is a further generous bedroom overlooking the rear garden. Bedroom three offers flexibility as a child's bedroom, guest room or home office. The contemporary bathroom is fitted with a bath incorporating a shower over, wash hand basin and WC.

Externally, the rear garden has been thoughtfully landscaped with a combination of patio and attractive planting, creating a private and low maintenance outdoor space ideal for entertaining and relaxing. A particular feature is the garden room, which is currently arranged as a hot tub area, offering a versatile space that could continue in its current use or lend itself to a variety of hobbies or leisure purposes. The garden also provides further seating areas surrounded by established planting, creating an attractive extension of the living accommodation.

Combining stylish presentation, versatile living space and a sought after Chickerell location, this attractive home presents an excellent opportunity to acquire a property ready to move straight into, with the added benefit of a superb garden room and beautifully designed outdoor space.

Lounge 14'11" x 13'10" (4.56 x 4.24)

Kitchen/Breakfast Room 16'6" x 9'4" (5.04 x 2.85)

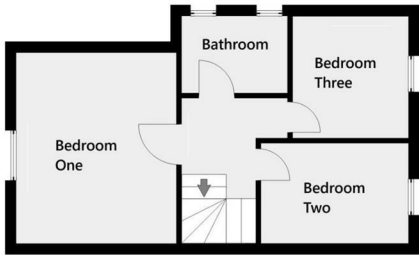
Conservatory 12'1" x 9'1" (3.69 x 2.77)

Bedroom One 13'11" x 11'8" (4.25 x 3.57)

Bedroom Two 9'5" x 7'9" (2.88 x 2.38)

Bedroom Three 8'5" x 8'5" (2.58 x 2.58)





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			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

