



Instinct Guides You



**Buckley Gardens, Grey's Paddock, Chickerell, Weymouth DT3 4FZ**  
**£260,000**

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A BRAND NEW, THREE BEDROOM terraced house in CHICKERELL with GARAGE AND DRIVEWAY.

The property, BUILT BY CG FRY is situated on the popular Greys Field development in CHICKERELL, approximately four miles from Weymouth Town Centre.

Greys Field comprises a mix of highly individual character homes set within carefully planned streetscapes, open space and allotments.

Chickerell benefits from a range of amenities including Aldi supermarket, a convenience store, post office, chemist, church and both Primary & Secondary Schools.

The accommodation of Plot 145 boasts living room with feature fireplace, kitchen/ diner with French doors onto garden and downstairs WC. On the upper floors are three bedrooms and a family bathroom. Outside benefits from an enclosed SOUTHERLY rear garden, GARAGE and DRIVEWAY.

HELP TO BUY

Help To Buy is available on all properties.

With a Help to Buy: Equity Loan the Government lends you up to 20% of the cost of your newly built home, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest.

You won't be charged loan fees on the 20% loan for the first five years of owning your home.

To find out more about this property or whether you could be eligible for Help To Buy please contact Wilson Tominey on 01305 775500.

**Entrance**

**Hallway**

**Living Room 14'1 x 13'2 (4.29m x 4.01m)**

**Kitchen/ Diner 23'7 x 9'10 (7.19m x 3.00m)**

**Downstairs Cloakroom**



**First Floor Landing**

**Master Bedroom 11'7 max x 9'6 (3.53m max x 2.90m)**



**Bedroom Two 11'7 max x 8'10 (3.53m max x 2.69m)**



**Bedroom Three 8'2 x 6'9 (2.49m x 2.06m)**

**Family Bathroom**



**Southerly Rear Garden**

**Garage & Driveway**

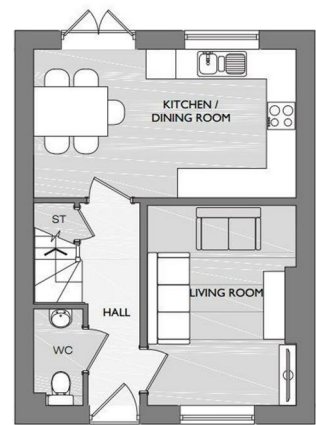
**Important Notice**

The artist's impression, photos, floor plans, configurations and layouts are included for guidance only. The Developer and Agent therefore gives notice to prospective purchasers that none of the material issued or visual depictions of any kind made on behalf of the Developer and Agent can be relied upon as accurately describing

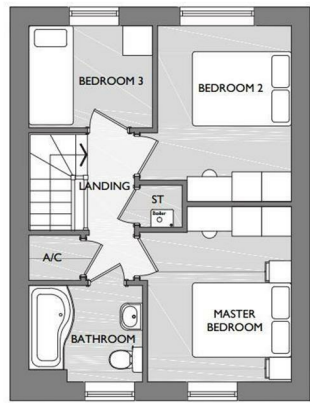
Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition or suitability of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make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



any particular or proposed dwelling or development. All such matters must be treated as intended only as a single illustration and guidance. They are subject to change from time to time without notice and their accuracy is not guaranteed, nor do they constitute part of a contract or a warranty. The fixtures, fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements are approximate. Prospective purchasers are requested to check before entering into negotiations as to whether the specification has changed.



Ground Floor



First Floor

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
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