



Instinct Guides You



**Chickerell Road, Weymouth, Dorset DT4 9TP**  
**Offers in excess of £210,000**

Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

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



A beautifully presented TWO DOUBLE BEDROOM modern house in CHICKERELL with lovely walks of THE FLEET towards CHESIL BEACH close by and near amenities including regular bus route into Weymouth, convenience and superstores. The accommodation with double glazing and gas central heating comprises to the ground floor an initial porch with plenty of space for coats and boots. A welcoming light and airy lounge diner opens into a beautifully appointed modern fitted kitchen with integral appliances. Upstairs are two bedrooms and a modern bathroom. Outside the rear garden is fully enclosed with an initial patio area leading to a lawn with rear pedestrian gate. The property is approximately 2 years old and has approximately 8 years building warranty remaining.

Porch 5'10" x 3'6" (1.8 x 1.09)



Lounge/Diner 17'10" x 15'3" (5.46m x 4.65m )

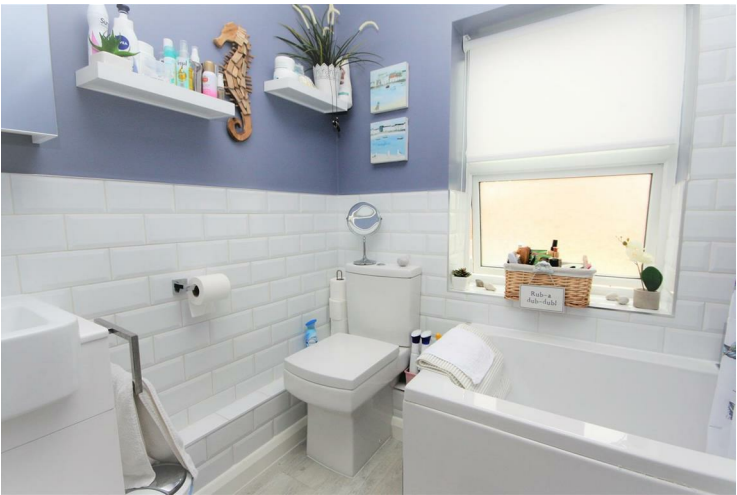
Kitchen 8'9" x 7'6" ( 2.67m x 2.31m)

Bedroom One 15'8" x 7'10" ( 4.78m x 2.41m )



Bedroom Two 9'8 x 9'5 (2.95m x 2.87m)

Bathroom 8'0" x 6'3" (2.46m x 1.91m )



This Floor Plan is for guidance only and is NOT to SCALE.  
Made with Metropix 62017

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	79	
(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		95
(81-91) B	81	
(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	EU Directive 2002/91/EC	

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.