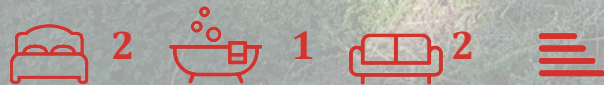




**27 West Street**

Chickerell Weymouth, DT3 4DY



**Offers In Excess Of  
£400,000 Freehold**





## 27 West Street

Chickerell Weymouth, DT3 4DY

- 'Westover'
- Detached Bungalow
- Two Double Bedrooms & Loft Space
- Desirable Location ~ Chickerell Village
- Living Room & Conservatory
- Allocated Parking
- Beautiful Generously-Sized Rear Garden
- Workshop to Foot of the Garden
- Versatile Layout & Accommodation
- Close to Local Eateries, Play Park & Schools







'WESTOVER' :- this TWO DOUBLE BEDROOM DETACHED BUNGALOW, situated in the DESIRABLE LOCATION of CHICKERELL VILLAGE, is presented for sale. The property boasts a CONSERVATORY off the kitchen as well as ALLOCATED PARKING to the front and a BEATIFUL GENEROUSLY-SIZED REAR GARDEN with WORKSHOP. Viewings are highly advised to fully appreciate the beauty of the property.



To the front, the property hosts allocated parking and an initial lawned area with steps ascending to the front door. Stepping over the threshold, you find yourself in the entrance porch. The porch provides the perfect space for hanging coats and storing shoes.

The entrance-hallway accommodates built-in storage and provides access to



the ground floor layout. The ground floor hosts two of the property's two bedrooms. Both are a well-proportioned double with ample space for a double bed and various other furnishings. One has a front-aspect window and the other benefits from a door leading onto the rear garden's patio.

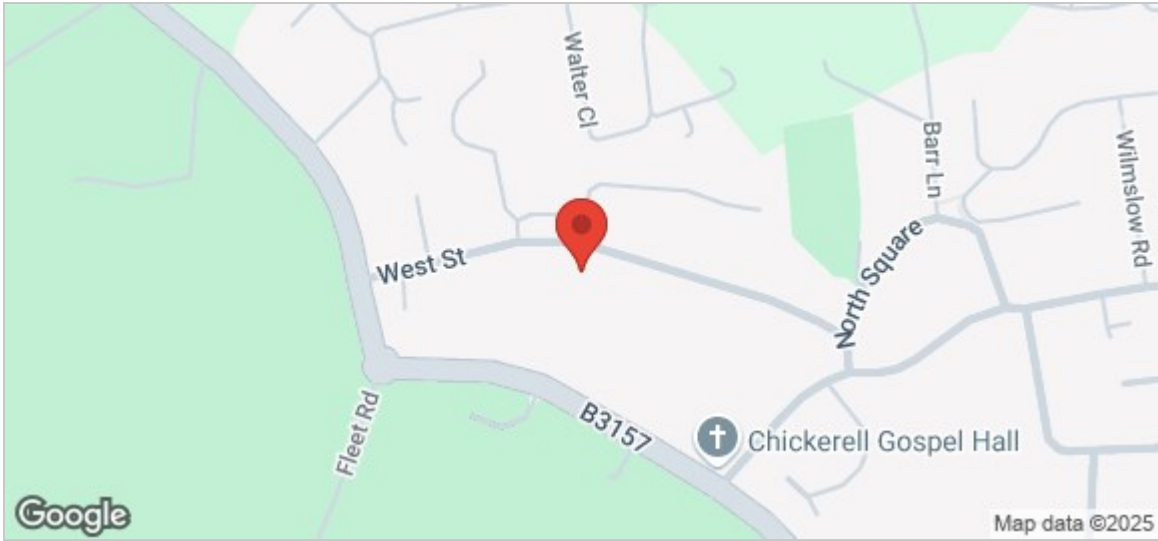
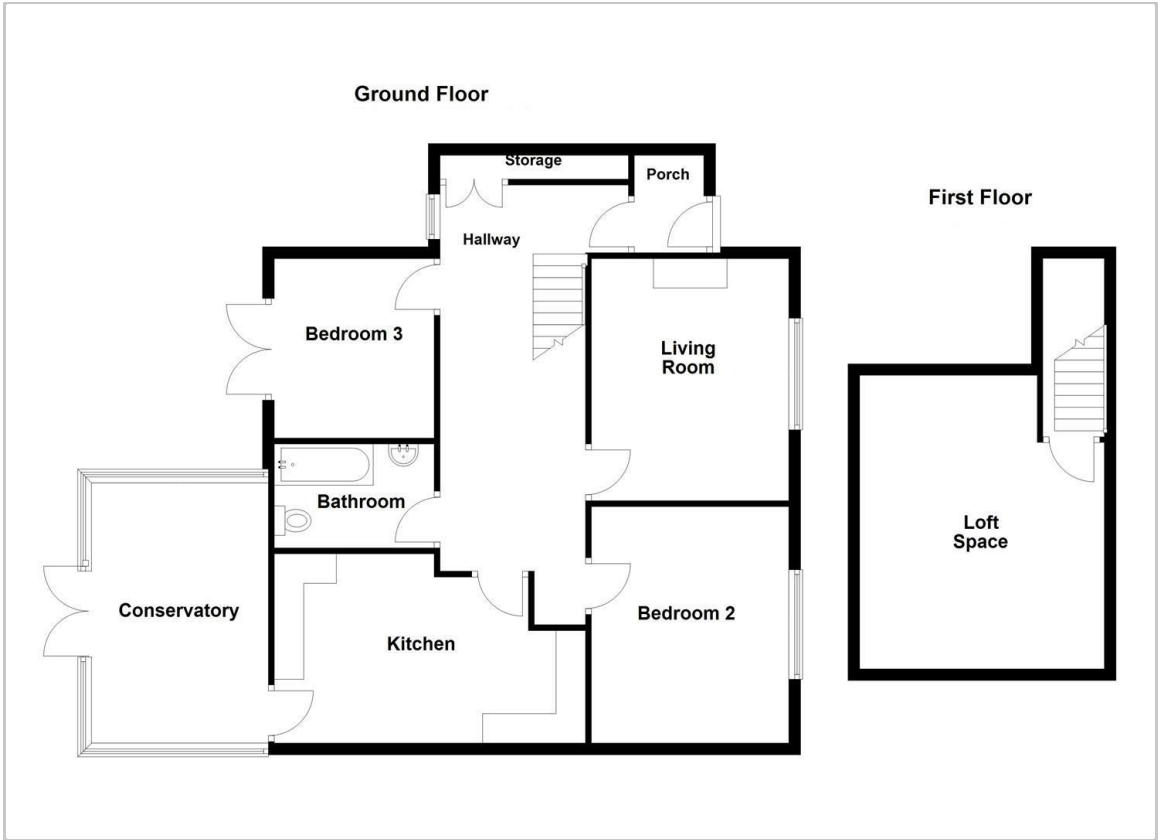
The ground floor also hosts the living room. The living room hosts a feature fireplace, front-aspect window spilling rays of sunshine into the room. The space is currently set up with two sofas and a television unit: perfect for relaxing with family. The property's kitchen comprises grey traditional style units with wood-effect worktop over and space for some appliances.

The bathroom hosts a corner panelled bath with shower overhead and screen as well as a wash-hand basin and WC. To the rear of the downstairs accommodation, you find yourself in the conservatory which has a lovely aspect over the rear garden. The space would well-suit a dining area.

Ascending to the first-floor, you find yourself in a loft space. The space currently hosts a double bed and dresser as well as built-in eaves storage.

Externally, the property benefits from a generously-sized rear garden with initial patio area leading to a sizeable lawn and workshop to the foot of the garden. To the front of the property you find allocated parking. Viewings are highly advised to fully appreciate the beauty of the property.





**Living Room**

13'5" max x 10'11" max (4.1m max x 3.35m max)

**Bedroom 1**

13'1" x 10'11" (4m x 3.35m)

**Bedroom 2**

9'10" x 8'10" (3m x 2.7m)

**Kitchen**

16'4" max x 10'5" max (5m max x 3.2m max)

**Bathroom**

**Loft Space**

14'9" max x 11'9" max (4.5m max x 3.6m max)

**Conservatory**

**Additional information**

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Detached Bungalow

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

[checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of

representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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		
EU Directive 2002/91/EC		