



Instinct Guides You



## West Street, Chickerell, Weymouth Guide Price £350,000

- Chickerell Village
- Large Southerly Facing Garden
- Parking
- Two Double Bedrooms
- Detached Bungalow
- Close To Coastal Walks
- Amenities Nr By
- Conservatory



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A Charming two double bedroom detached bungalow in Sought-After Chickereil Village with large Southerly facing garden, kitchen/diner and parking.

Set within the desirable village of Chickereil, 'Westover' is a two double bedroom detached bungalow offering spacious and versatile accommodation throughout. Boasting a generously sized rear garden, conservatory, and allocated parking, this well proportioned home is ideal for a range of buyers. Early viewing is highly recommended to appreciate all it has to offer.

To the front, the property enjoys an allocated parking space alongside a neatly lawned garden, with steps leading up to the front entrance. A welcoming porch provides a practical area for coats and shoes before stepping into the main hallway, which also benefits from built-in storage.

The bungalow features two spacious double bedrooms, both offering ample space for furniture. One is positioned to the front of the property with a large window, while the second bedroom enjoys direct access to the rear patio—ideal for morning coffee or evening relaxation.

The living room is bright and comfortable, featuring a front-aspect window that fills the space with natural light and a feature fireplace as a central focal point—perfect for cosy evenings.

The kitchen is fitted with traditional-style grey units, a wood-effect worktop, and space for appliances. A door from the kitchen leads into the conservatory, which enjoys lovely views over the garden and serves perfectly as a dining area or garden room.

The family bathroom comprises a corner bath with shower over, WC, and wash-hand basin in a practical and tidy layout.

A staircase leads to a loft space, with built-in eaves storage and rear velux window.

Outside, the rear garden is a true highlight, featuring an initial patio area, expansive lawn, and a large shed/workshop at the end of the garden—ideal for hobbies or storage.



## Room Dimensions

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

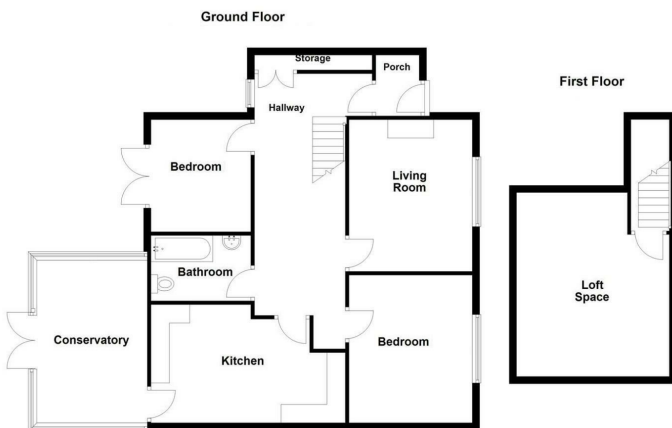
Kitchen/Diner 16'4" x 10'5" (5.0 x 3.2)

Conservatory 14'1" x 9'2" (4.3 x 2.8)

Bedroom One 13'5" x 10'11" (4.1 x 3.35)

Bedroom Two 10'2" x 8'10" (3.1 x 2.7)

Loft Space 14'9" max x 12'9" max (4.5 max x 3.9 max)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>77</b>
<b>58</b>	
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

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