



Instinct Guides You



## Putton Lane, Chickerell, Weymouth £180,000

- Vendor Currently Suited
- Two Bathrooms
- Lounge/Diner
- Two Double Bedroom
- Short Walk To Shops
- Two Allocated Parking Spaces
- Low Maintenance Garden
- Pets Allowed
- External Storage
- Close To Bus Route



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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.

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\*\*\* VENDOR SUITED\*\*\*

We are delighted to offer this TWO DOUBLE BEDROOM park home boasting TWO PARKING SPACES, TWO BATHROOMS and a spacious LOUNGE/DINER situated in the comfort of Rowlands Park, CHICKERELL. The property is conveniently placed just a SHORT STROLL to shops and bus routes making for comfortable living.

Positioned on a corner plot, you enter the property and a welcoming hallway leads around the living space with doors into the various rooms. The lounge/diner is the hub of the home with it's L-Shaped layout providing ample space for a range of furniture while presenting a warm and cosy feel. The kitchen is modern in décor with a range of eye level and base units, benefitting from integrated oven and hob and plumbing for a washing machine and dishwasher.

Bedroom one is good size double boasting an EN-SUITE shower room and built in storage while bedroom two also benefits from built in wardrobes. The bathroom comprises a bath with shower attachment, wash hand basin and W.C.

Externally a low maintenance rear garden with additional storage facilities and two parking spaces finishes off the accommodation.

## Room Dimensions

- Lounge 19'4" x 11'1" (5.91 x 3.39)
- Dining Room 8'2" x 7'5" (2.51 x 2.27)
- Kitchen 12'8" max plus recess x 7'10" max plus recess (3.88 max plus recess x 2.41 max plus recess)
- Bedroom One 10'7" x 9'3" (3.25 x 2.82)
- En-Suite 5'6" x 5'0" (1.69 x 1.54)
- Bedroom Two 10'5" x 9'4" (3.2 x 2.87)
- Bathroom 6'5" x 5'6" (1.98 x 1.68)

**Agents Notes**  
The vendor informs us the pitch fee is approx. £230 per calendar month.

Please ensure all details are verified by your solicitor before incurring any further costs



This plan is illustrative only, its details cannot be relied upon and no liability is taken for any errors.

Floor Plan



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		

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition 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.