



Instinct Guides You



## Chickerell Road, Chickerell, Weymouth £230,000

- Large Modern Parkhome
- Two Double Bedrooms
- Additional Study
- Two Bathrooms
- Driveway
- Spacious Kitchen/Diner
- Excellent Presentation
- On A 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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Situated within the well regarded residential Cerne Villa Park development in Chickerell, this spacious park home offers generous room proportions, two double bedrooms, two bathrooms, a study, a large open plan kitchen dining and living area and a private low maintenance garden. The property also benefits from driveway parking and an attractive position within the development close to local amenities and transport links whilst being moments from the coastline.

The entrance hallway leads directly into the main living spaces. To one side is the separate lounge, a bright room with dual aspect windows, feature bay style glazing and comfortable space for a full suite of furniture. Opposite sits the large open plan kitchen dining area, arranged to create a sociable and practical environment. The kitchen is fitted with extensive cabinetry, integrated appliances and generous work surfaces, along with a central island offering both additional storage and seating. The dining space can accommodate a family sized table and enjoys direct access to the garden through glazed doors.

A separate study sits just off the hallway and provides a dedicated workspace with fitted desk areas and shelving. The principal bedroom is a well proportioned double with built in wardrobes and access to an en suite shower room including a corner shower, basin and WC. The second bedroom is also a comfortable double with fitted storage. A further bathroom serves the property and features a modern suite with bath, basin and WC.

Outside, the garden has been arranged for ease of maintenance with a decked seating area, paved sections, planting pockets and useful storage sheds, all enclosed by fencing. The frontage includes driveway parking and steps leading to the main entrance.

This attractive home presents generous room proportions, a spacious kitchen dining layout and a peaceful setting within an established and well located development.



## Room Dimensions

Lounge 21'3" x 13'10" (6.48m x 4.22m)

Kitchen/Diner 21'3" x 16'6" max (6.48m x 5.05m max)

Study 7'4" x 5'8" (2.26m x 1.73m)

Bedroom One 11'3" x 10'7" (3.43m x 3.25m)

Bedroom Two 10'5" x 10'2" (3.20m x 3.12m)

## Site Fee & Charges

The vendor informs us that the service charge is approximately £280.05 per month and is reviewed yearly, there is an age restriction of over 45 years of age, pets are allowed.

We recommend details are verified by your solicitor before incurring any additional costs.



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>England &amp; Wales</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	
<b>England &amp; Wales</b>	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.