



Instinct Guides You



## Pugmill Lane, Chickerell, Weymouth £350,000

- Garage & Off Road Parking
- Superbly Presented Family Townhouse
- Westerly Facing Landscaped Rear Garden
- Three Double Bedrooms
- Bedroom One With Ensuite & Dressing Area
- Close To Attractive Country Walks
- Open Plan Dual Aspect Lounge / Diner
- Cloakroom & Family Bathroom
- Attractive Rear Garden With Access To Garage
- Amenities Nearby



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Tucked away just off a cul-de-sac and overlooking a mature green space, this beautifully presented three-bedroom home offers spacious accommodation across three floors, complete with GARAGE, a landscaped west-facing rear garden, and off-road parking.

Accessed via a pedestrian footpath from Pugmill Lane, the property enjoys a tranquil setting with leafy views to the front. The entrance opens into a welcoming hallway with built-in storage and stairs rising to the first floor. A stylish cloakroom sits just off the hall, featuring a contemporary WC and countertop basin.

To the front, the modern kitchen enjoys pleasant garden views and is fitted with ample cabinetry, generous work surfaces, and integrated appliances including a double oven and gas hob. The standout feature of the ground floor is the open-plan lounge/diner — a spacious, dual-aspect room with double doors leading to the garden, creating a seamless indoor-outdoor flow. There's plenty of room for a variety of furnishings, making it ideal for both relaxing and entertaining.

Upstairs, the first floor hosts two well-proportioned double bedrooms, both enjoying views of surrounding greenery. The family bathroom is centrally positioned and finished with modern tiling, comprising a bath with shower over, wash basin, and WC.

Occupying the entire top floor, the principal bedroom is a true retreat. It features two dormer windows offering far-reaching views towards the coast and distant cliffs, a dressing area with skylight, and a sleek en-suite shower room with vanity basin.

Outside, the landscaped rear garden benefits from a sunny westerly aspect and includes a large patio, raised borders, and shingle pathways. A rear door provides access to the garage, which is equipped with power and lighting. To the side, a gated garden leads to the front of the property, where a lawned area with wrought iron railings completes the picture.



## Room Dimensions

Lounge / Diner 15'2" max x 14'1" max (4.64 max x 4.30 max)

Kitchen 11'3" max x 7'2" (3.44 max x 2.20)

Cloakroom 5'6" x 2'5" (1.70 x 0.75)

Bedroom One 14'1" max x 11'10" max (4.31 max x 3.62 max )

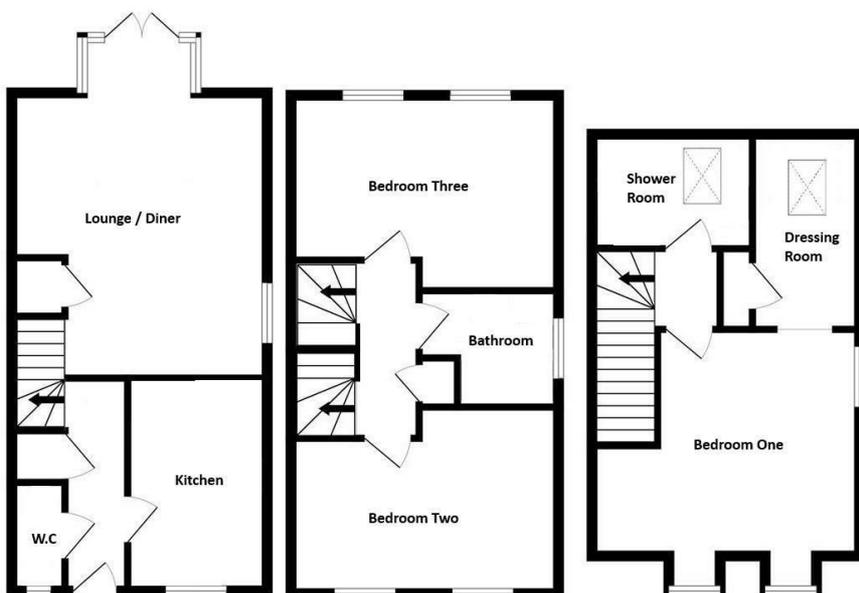
Dressing Room 9'5" x 5'4" (2.89 x 1.63)

Shower Room 8'1" x 5'10" (2.48 x 1.79)

Bedroom Two 14'1" max x 9'9" max (4.30 max x 2.99 max )

Bedroom Three 14'1" max x 10'1" max (4.31 max x 3.09 max )

Bathroom 7'4" max x 5'11" max (2.26 max x 1.82 max )



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		74	
(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	

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