



Instinct Guides You



## Chickerell Road, Chickerell, Weymouth £150,000

- Two Bedroom Park Home
- Cerne Villa Park, Chickerell
- Close To Coastal Walks
- Over 45 Residential Park
- Well Presented Throughout
- Front & Rear Garden



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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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A WELL PRESENTED two bedroom PARK HOME with PARKING situated in CERNE VILLA PARK moments away from stunning COASTAL WALKS at The Fleet Lagoon & Chesil Beach. This property is near a bus route and a range of LOCAL AMENITIES.

A beautiful wrap-around garden, the perfect setting to enjoy the sun throughout the day. This tranquil outdoor space gently guides you toward the main entrance of the home. Upon entering, you're welcomed into a thoughtfully designed layout. To the left, a modern kitchen and dining area offers ample cupboard storage, space for utilities, and room for dining table, ideal for both everyday living and entertaining. This space flows seamlessly into the living room, where large windows and an external door invite in an abundance of natural light, creating a bright and airy atmosphere. It's a perfect place to unwind and soak up the peaceful lifestyle that Cerne Villa Park has to offer.

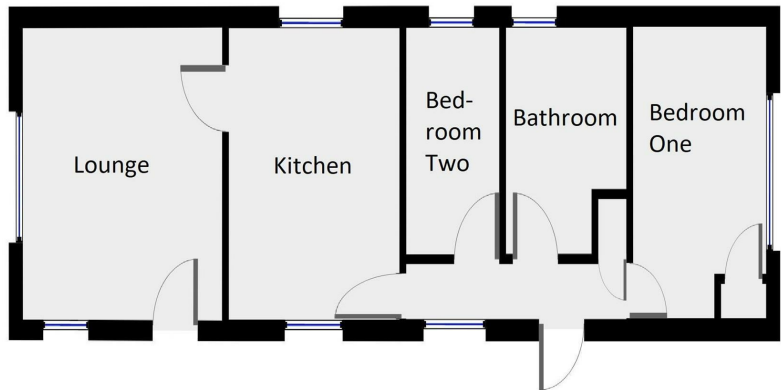
The main bedroom is through to the right of the main entrance and is a double room with built in storage. The second bedroom is currently used as a study/office and can be used as a single room. The modern bathroom is found between the two bedrooms and features a walk in shower, vanity unit and a close coupled W/C.

## Room Dimensions

- Lounge 11'7" x 11'6" (3.54m x 3.51m)
- Kitchen 11'6" max x 9'10" max (3.51m max x 3.02m max)
- Bedroom One 11'6" max x 7'8" (3.51m max x 2.36m)
- Bedroom Two 8'11" max x 5'4" (2.73m max x 1.65m)

**Site Fee & Charges**  
The vendor informs us that the service charge is approximately £200 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                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | 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.