



Instinct Guides You



Putton Lane, Chickerell, Weymouth £80,000

- Off Road Parking
- No Onward Chain
- Easy Access To Bus Route & Shops
- Private Garden
- Rowlands Park, Chickerell
- Two Bedrooms



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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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Wilson Tominey are pleased to present this charming two-bedroom park home, nestled within the sought-after Rowlands Park in Chickerell. Offering a modern kitchen and bathroom, off-road parking, and low maintenance gardens, this property provides comfortable living with easy access to local shops and transport links.

Stepping inside, you'll find a welcoming hallway before entering the spacious kitchen/dining area. the kitchen is well-equipped with generous work surfaces and storage, including a large cupboard for added convenience and room for a small dining table.

The rooms flows through into the living room at the rear. Natural light floods the room through dual-aspect windows, creating an airy and inviting atmosphere with ample room for furniture.

Towards the rear of the home, you'll find two bedrooms and the family bathroom. The primary bedroom is generously sized, featuring built-in wardrobes and a lovely views over the garden. The second bedroom is a single offering flexibility—perfect as a guest room, home office, or study. The bathroom completes the home, fitted with a bath and overhead shower, washbasin, and W/C.

The rear garden has been thoughtfully adapted to a low maintenance space. The patio offers a sunny aspect bordered by shrubs and a shingle area leads to a shed offering convenient storage.

In summary, this beautifully presented two-bedroom park home combines modern convenience with a peaceful setting, making it an excellent choice for comfortable living.

Room Dimensions

Living Room 11'10" x 11'6" (3.61 x 3.53)

Kitchen 11'6" x 11'3" (3.53 x 3.44)

Shower Room

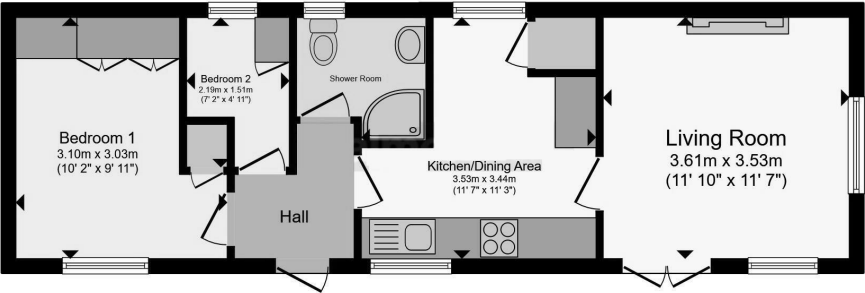
Bedroom One 10'2" max x 9'11" max (3.10 max x 3.03 max)

Bedroom Two 7'2" max x 4'11" max (2.19 max x 1.51 max)

Park Fee's/Service Charge

The vendor informs us that the service charge is £251.54 per month which covers the communal grounds maintenance and ground rent which is reviewed yearly, there is an age restriction of over 55 years of age, pets are allowed. Water bill is shared equally per plot.

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) 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.