Instinct Guides You

Cerne Villa Park, Weymouth, DT3 4AB
£165,000

- Beautifully Preseneted
- Two Double Bedrooms
- Ensuite
- Tucked Away Position
- Two Reception Rooms
- On a Bus Route
- Parking
- Close To Amenities

Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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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The Property Ombudsman

A beautifully presented park home offering two double bedrooms, two bathrooms including an en-suite, spacious living accommodation and a wrap around garden and parking, situated within the popular Cerne Villa Park in Chickerell. The property benefits from a generous lounge, separate dining room and modern kitchen, providing comfortable and versatile single storey living throughout. Conveniently positioned close to local amenities, a regular bus route and within easy reach of Weymouth Town Centre, the picturesque harbour and Jurassic Coast, this well maintained home enjoys an excellent position within this established residential park.

The property is approached via a pathway through the surrounding gardens leading to the entrance door. Once inside, a central hallway provides access to all principal rooms and useful storage.

The lounge is a particularly impressive space, enjoying a dual aspect with a large bay window and further windows allowing an abundance of natural light to fill the room. Offering generous proportions throughout, it provides ample space for both seating and entertaining.

Positioned adjacent to the lounge, the dining room/snug offers a separate reception area with views over the gardens and ample room for a dining table, creating an excellent space for family meals and entertaining. The kitchen is fitted with a range of modern wall and base units complemented by work surfaces over and some integrated appliances, providing a practical and attractive workspace.

The principal bedroom is a generous double room benefitting from fitted wardrobes and an en-suite shower room comprising a shower cubicle, wash hand basin and WC. Bedroom two is a further well proportioned double room with space for additional furnishings. The main bathroom is fitted with a modern suite including a bath with shower over, wash hand basin and WC.

Externally, the home enjoys a wrap around garden incorporating areas of patio, pathways and established planting, creating a pleasant and low maintenance outdoor environment with space to sit and enjoy the surroundings. Cerne Villa Park is a well regarded residential park home development in Chickerell, offering convenient access to local amenities, supermarkets, healthcare facilities and transport links, whilst Weymouth's award winning beach, harbour and coastline remain within easy reach.

Lounge 17'2"x 10'7" (5.25x 3.24)

Dining Room/Snug 8'7" x 7'3" (2.63 x 2.23)

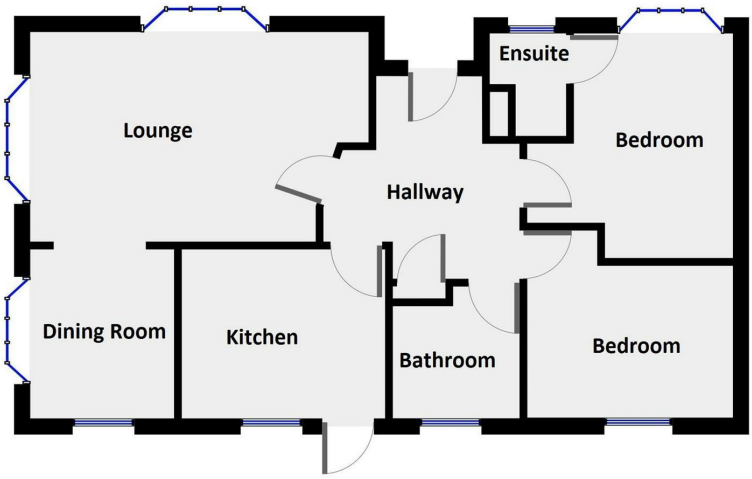
Kitchen 11'5" x 8'8" (3.49 x 2.65)

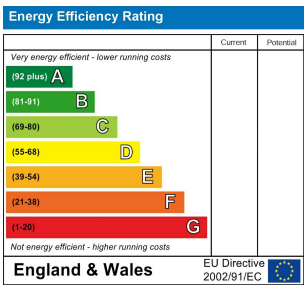
Bedroom One 9'6" x 9'5" (2.92 x 2.89)

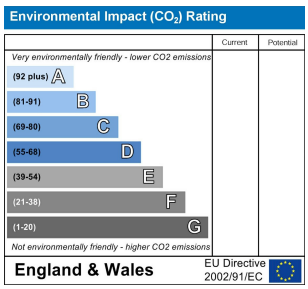
Bedroom Two 10'0" x 8'10" (3.05 x 2.7)

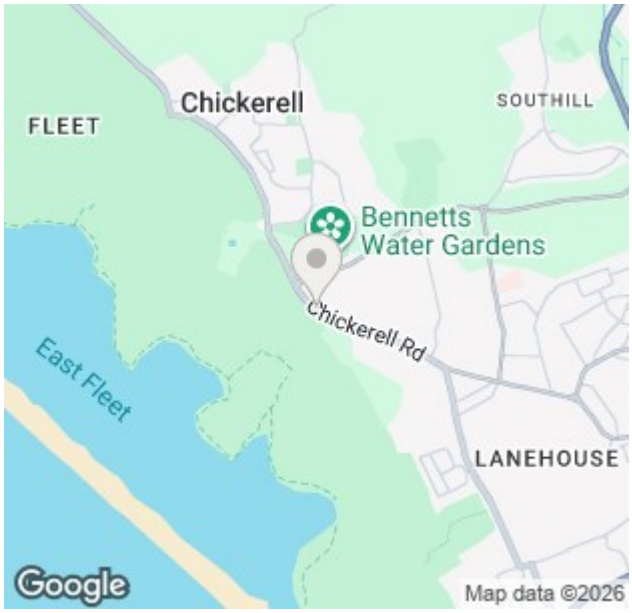
Site Fee & Charges
The vendor informs us that the service charge is approximately £232 per month and is reviewed yearly, there is an age restriction of over 45 years of age, pets are allowed.

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


Ensuite
Lounge
Bedroom
Hallway
Dining Room
Kitchen
Bathroom
Bedroom


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 CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC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