



11 Rex Lane  
Chickerell Weymouth, DT3 4AY

**Asking Price £425,000 Freehold**



# 11 Rex Lane

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This beautifully renovated two- bedroom detached bungalow situated in the highly sought-after residential area in Chickerell. This attractive home offers modern, well presented accommodation throughout and benefits from a garage, driveway parking for multiple cars, and generous front and rear gardens. Ideally located close to local amenities and transport links, this property is perfect for those seeking comfortable single level living.

## Entrance Hall

Airing Cupboard with Boiler, access to loft

## Living Room

12'11" x 12'10" (3.96 x 3.93)  
large double aspect windows

## Kitchen

13'0" x 9'10" (3.97 x 3.00)

Fitted kitchen comprising of a range of eye level base and wall units, roll top work surfaces, one and a half bowl single drainer sink unit with mixer tap, built in oven, gas hob with extractor above, space for washing machine.

## Rear Porch

13'7" x 4'11" (4.15 x 1.5)  
door leading to the garden

## Dining Room

11'8" x 8'10" (3.57 x 2.71)  
Sliding doors leading to the garden

## Bedroom 1

12'11" x 11'8" (3.96 x 3.57)  
Built in wardrobes

## Bedroom 2

10'9" x 9'6" (3.28 x 2.92)

## Bathroom

Newly fitted bathroom comprising of a panel bath with wall mounted shower, tiled splash back, WC, Wash hand basin with fitted cupboard below, black heated towel rail

## Outside

To the front is a lawned garden separated from the pavement by a wall.

To the rear is a triangular garden mainly laid to lawn





### Garage & Parking

There is ample driveway parking to the front leading to a single garage with up and over door and service door to the rear

### Council Tax

Council Band D with Dorset Council

### Utility Supplies

Mains electricity, gas, Water & drainage connected

### Construction

The bungalow is traditionally built with cavity walls under a pitched roof

### Flood risk

Very low risk from rivers sea or surface water

### Phone and Broadband signal strength and coverage

O2 is strong, 3, EE & Vodafone signals are average,

TV, Sky & BT are available Virgin in not available

Broadband estimated standard 4 mbps superfast 80 mbps ultrafast 1800 mbps

### Legal Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Floor Plan



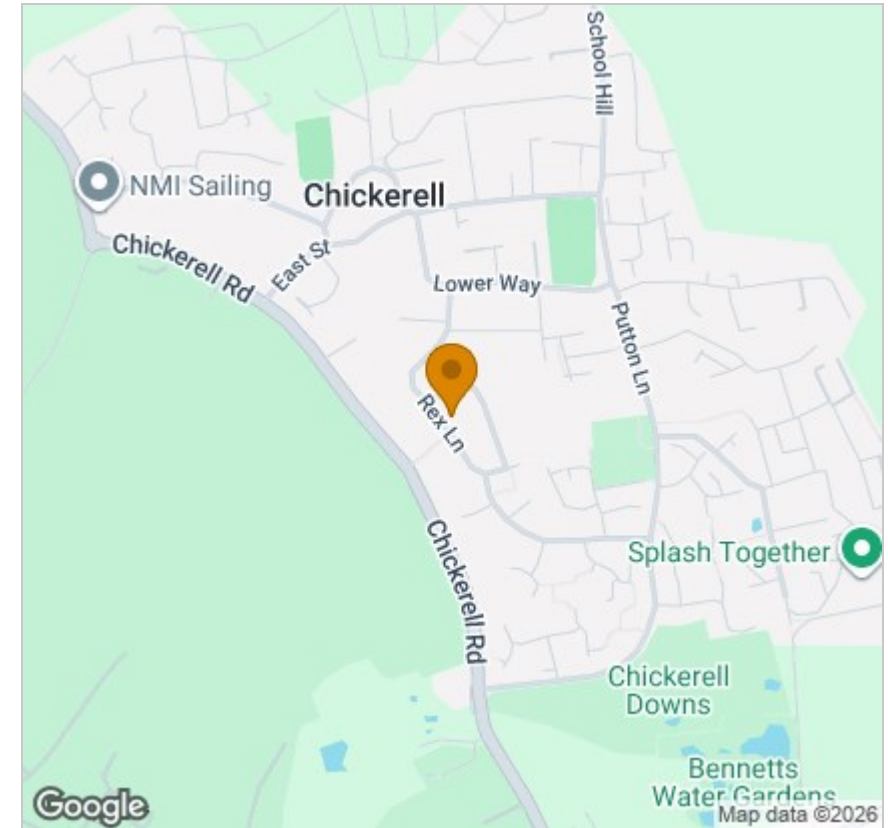
## Viewing

**Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.**

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## Area Map



## Energy Efficiency Graph

