Hull Gregson Hull

# 47 Rex Lane

Chickerell Weymouth, DT3 4AY

**£420,000 Freehold**

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# 47 Rex Lane
Chickerell Weymouth, DT3 4AY

A lovely three bedroom detached bungalow with contemporary open plan living accommodation located in the popular area of Chickerell within four miles of Weymouth Town Centre and Harbour Area, there are also excellent local amenities close by within Chickerell. Internally the accommodation is spacious and well presented with two double bedrooms plus a third bedroom \ study, a modern shower room with walk in shower, the modern open plan living space with modern kitchen then open on to a courtyard style garden to the rear. Outside there is ample off road parking on the driveway leading to a large single garage.

**Entrance Hall**
Opening into an Open Plan Lounge, Dining, Kitchen, Breakfast Area

**Lounge Dining Area**
18'7" x 15'5" narrowing to 11'10" (5.67 x 4.71 narrowing to 3.61)
Double aspect room

**Kitchen Breakfast Room Area**
17'10" x 9'6" (5.45 x 2.90)
Fitted with a modern range of kitchen units with single drainer sink unit set in to worktops with range of drawers and cupboards below, range style cooker with hood above, wall mounted cupboards, space for washing machine and tumble dryer breakfast bar, space for fridge freezer, integrated dishwasher, Double Doors opening into courtyard style rear garden

**WC**
with WC & wash hand basin

**Bedroom 1**
15'2" x 11'9" (4.63 x 3.60)
Double aspect with bay window to front, built in wardrobes

**Bedroom 2**
11'7" x 10'11" (3.54 x 3.33)
Bay window, built in wardrobes

**Bedroom 3**
9'1" x 8'2" (2.77 x 2.50)
Built in wardrobe

**Shower Room / Wet Room**
9'8" x 8'2" (2.96 x 2.49)
Modern suite offering a large walk in easy access shower, wash hand basin set into work surface with storage below, WC

**Garage & Driveway**
19'0" x 12'4" (5.81 x 3.78)
Long driveway to the side leading to an ample single detached garage with up and over door and service door to the side power and light

**Front & Rear Gardens**
Low maintenance gardens to front and rear, the front in mainly laid to gravel with borders stocked with fruit trees, to the rear the garden is laid out in a courtyard style mainly to a paved patio

**Council Tax**
Band D council tax with Dorset Council

**Flood Risk**
Very low risk from rivers sea or surface water

**Construction**
Traditional cavity construction with stone and brick elevations under a pitched roof

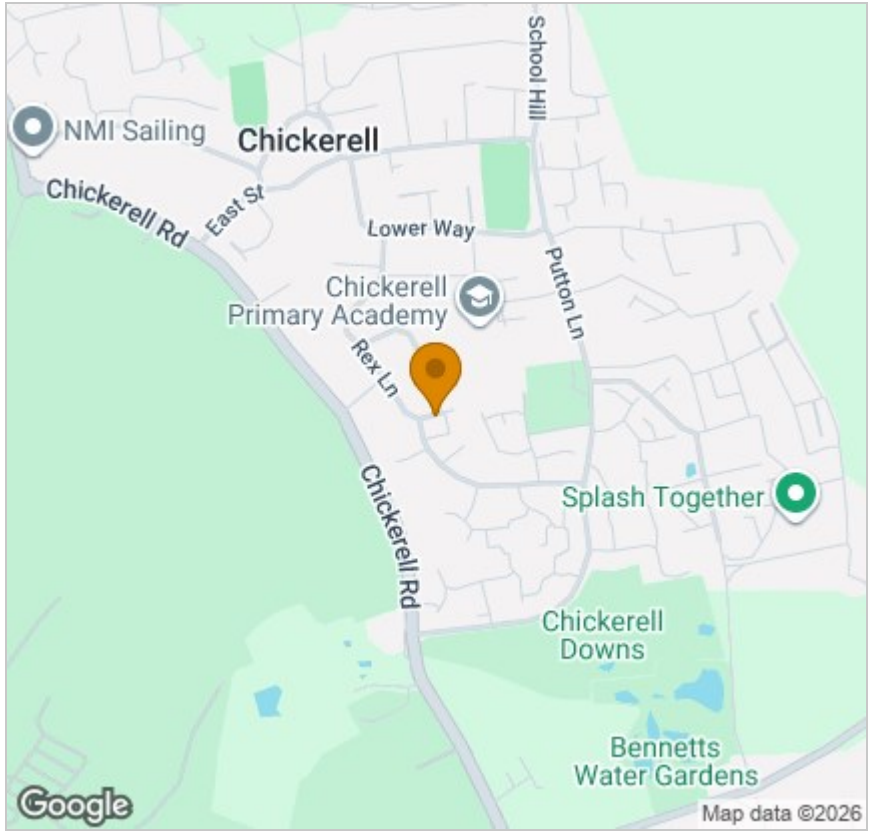
**Phone and Broadband signal strength and coverage**
Vodafone O2, 3 & EE are average
TV, Sky & BT are available Virgin in not available
Broadband estimated standard 4 mbps superfast 78 mbps ultrafast 1600 mbps

**Utility Supplies**
Mains gas, electric, drainage & water are connected

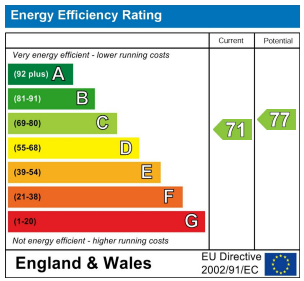
**Legal Disclaimer**
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection 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.

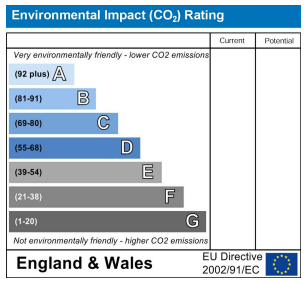
## Floor Plan

## Area Map




## Energy Efficiency Graph




## 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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