



5 Putton Farm Cottages

Lower Putton Lane Chickerell, DT3 4BY

**£325,000 Freehold**



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Lower Putton Lane Chickerell, DT3 4BY

A three bedroom detached cottage style house with a garage located off Lower Putton Lane, Chickerell on the outskirts of Weymouth yet with good local amenities close by within Chickerell including primary school, Convenience store, doctors surgery and two pubs. Internally the property is ready for some updating and benefits from gas central heating upvc double glazed windows and a modern kitchen dining room layout. There are the garden to front and rear and access to open countryside close by.

## Front Porch

Door into:

## Lounge

18'0" x 12'9" (5.49m x 3.89m)

Gas log effect fire, panel radiator, under stairs storage cupboard.

## Kitchen/ Diner

18'0" x 8'6" (5.49m x 2.60m)

Range of cottage style kitchen unite units, with wood worktops with drawers and cupboards below, ceramic sink unit with mixer tap, part tiled walls, wall mounted combi boiler, stainless steel gas hob, with electric oven below and extractor fan, space for fridge and freezer, plumbing for washing machine, door to rear.

## Landing

Access to loft, and storage cupboard.

## Bedroom 1

10'11" x 10'8" (3.33m x 3.27m)

## Bedroom 2

10'9" x 8'6" (3.29m x 2.60m)

## Bedroom 3

9'1" x 7'8" (2.77m x 2.35m)

Storage cupboard over stairs

## Bathroom

Window to rear, fitted with three piece suite comprising of a panel bath with mixer tap, and shower attachment, pedestal wash hand basin, low level WC, and panel radiator.

## Garage

Single detached garage with up and over door.

## Gardens

To the front is a garden with paving and lawn, mature shrubs, with side access to a rear garden with a patio, lawn area mature shrubs and trees, and flower beds enclosed by a fence.





**Council Tax**  
Band C With Dorset Council

**Chickerell**  
Offers a wide range of local amenities with primary school, convenience store doctors, 2 pubs and access to footpaths to the Fleet and countryside

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

**Utility supplies**  
Mains gas electricity water & drainage connected

**Phone and Broadband signal strength and coverage**  
Mobile phone signal strong Vodafone average signal for O2 & 3, EE is weak  
Sky & BT tv is available, Virgin tv is not available  
Broadband speeds standard 3 mbps Superfast 80 mbps, ultra fast 1000 mbps

**Flood Risk**  
No flood risk from sea or rivers, high risk from surface water

**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



## 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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## Energy Efficiency Graph

