



Instinct Guides You



North Square, Chickerell, Weymouth £375,000

- No Onward Chain
- Versatile Accommodation
- Family Bathroom & En-suite
- Utility & Cloakroom
- Spacious Kitchen/Dining Room
- Close To Country Walks & Fleet Lagoon
- Accommodation Over Three Floors
- Westerly Aspect Garden



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Wilson Tominey are delighted to present this generously proportioned three-double-bedroom home, complete with parking and two reception rooms. Set in the heart of Chickerell on North Square, the property enjoys a quaint position close to a wealth of local amenities and benefits from a lovely sense of community charm.

Stepping inside, the living room sits at the front of the home and offers a well-balanced space with ample room for a range of furnishings. The hub of the house is the open-plan kitchen/dining area at the rear — a pleasant, sociable space ideal for families and entertaining. The kitchen features a range of fitted cabinetry and enjoys a bright, appealing feel thanks to two large westerly-aspect windows. The kitchen flows seamlessly into a second reception room/formal dining area, further enhancing the ground-floor footprint. With its dual aspect, this room feels particularly light and versatile. A cloakroom and useful utility space complete the ground floor.

Rising to the first floor, you will find two bedrooms and the family bathroom. Bedroom One is a substantial double with generous space for furnishings. Bedroom Two is also a double room and enjoys a dual aspect. The family bathroom includes a bath, separate shower cubicle, wash-hand basin and W.C., all set against decorative tiling. The former third bedroom has been adapted to accommodate a staircase leading to the second floor, yet still retains good proportions and is currently used as an office.

Bedroom Three is a generous, light-filled room thanks to two skylights and benefits from its own en-suite shower room.

The rear garden offers a low-maintenance finish with space for potted plants and outdoor furniture. Double gates open to provide a private parking space.

North Square is a sought-after crescent in the heart of Chickerell, known for its renowned pubs, beautiful walks and quintessential village charm. Supermarkets, schools and excellent travel connections are all within easy reach.

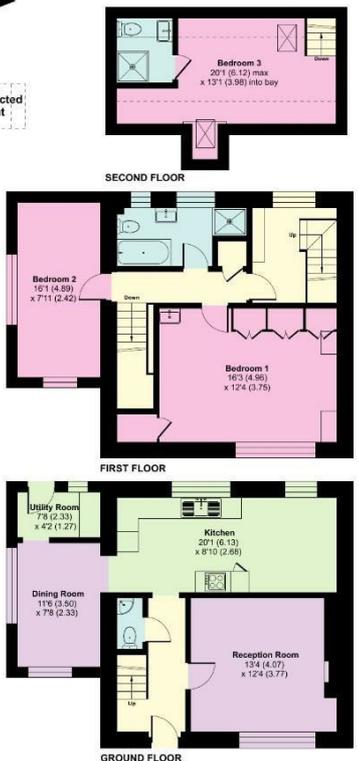


North Square, Chickerell, Weymouth, DT3

Approximate Area = 1288 sq ft / 119.6 sq m
 Limited Use Area(s) = 80 sq ft / 7.4 sq m
 Total = 1368 sq ft / 127 sq m
 For identification only - Not to scale



Denotes restricted head height



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	73

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	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©richcom 2025. Produced for Wilson Tominey Ltd. REF: 1422739



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