



Instinct Guides You



North Square, Chickerell, Weymouth £350,000

- 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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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.

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



WilsonTominey
WEYMOUTH & COASTLINE



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	64	73	
England & Wales EU Directive 2002/91/EC 		England & Wales EU Directive 2002/91/EC 	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.