



Roman Road
Weymouth, DT3 5JQ

£1,600 PCM

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Roman Road

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- Semi-detached House
- Driveway Parking
- Generous Rear Garden
- Long Term Let
- Recently Modernised
- Stunning Character Features
- Close To Local Amenities
- Moments From Countryside Walks
- Nestled In A Quiet Location
- Available Now





Available now for LONG TERM let is this stunning, three bedroom SEMI-DETACHED house benefitting from private driveway parking as well as boasting a LARGE GARDEN basking in Sunlight for most of the day. This delightful house boasts a warm and inviting atmosphere with its character features that have been lovingly preserved, giving it a unique and homely feel.

The ground floor accommodation consist of two reception rooms, MODERN KITCHEN, conservatory and a downstairs WC. The front room has a beautiful bay window which fills the room with sunlight. The kitchen offers a plethora of wall and base



units, providing ample workspace as well as allowing plenty of room for appliances. The second reception room is a fantastic size and allows for a range of uses depending on the needs of your family. Both the conservatory and the kitchen benefit from doors out into the sunny garden.

Passing the stained glass windows along the stairs, we move up to the first floor. This floor consists of THREE DOUBLE BEDROOMS, with the main benefitting from an ensuite bathroom, as well as a separate shower room for the other two rooms. The house has ample space for a growing family or those in need of a home office or guest room.

One of the standout features of this property is the generous rear garden, offering a tranquil escape from the hustle and bustle of everyday life. Whether you have a green thumb or simply enjoy al fresco dining, this outdoor space is sure to impress.

Don't miss out on the opportunity to make this house your home. Available now for a long-term let, this property is ready and waiting for you to move in and start creating lasting memories. Contact us today to arrange a viewing and experience the charm of Roman Road for yourself.





Living Room

15'8 x 12'7 into bay (4.78m x 3.84m into bay)

Dining Room / 2nd Reception Room

11'8 x 24'9 max (3.56m x 7.54m max)

Kitchen

21'4 x 9'2 max (6.50m x 2.79m max)

Bedroom One

11'3 x 16'2" into bay (3.43m x 4.93m into bay)

Bedroom Two

11'8 x 13'2 max (3.56m x 4.01m max)

Bedroom Three

10'6 x 8'6 (3.20m x 2.59m)

Tenant Fee's

Holding Deposit (per tenancy) — One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per year) — Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year) — Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s) Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s)

Variation of Contract (Tenant's Request) — £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request) — £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request) Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Lettings Additional Info

The following details have been provided by the Landlord, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

- Property type: Semi-detached house
- Property construction: Standard
- Mains Electricity
- Mains Water & Sewage: Supplied by Wessex Water
- Heating Type: Gas Central Heating
- Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. <https://checker.ofcom.org.uk/>

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	79	51

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		