



Instinct Guides You



## Portland Road, Weymouth £1,500 PCM

- Stunning Views Over Towards Portland
- Garden Pergola
- Large Kitchen/Diner
- Close To Rodwell Trail
- EPC = D
- Pizza Oven & Workshop
- Three Bedrooms
- Wood Burner
- Close To Public Transport Links
- Council Tax Band C



Submit Your  
Application Today...

aria | propertymark

Head to [www.wilsonsominey.co.uk](http://www.wilsonsominey.co.uk)  
to complete our application form.

All applications will be shortlisted for viewings. Once shortlisted Wilson Tominey aims to be in contact within 7 working days.

WilsonTominey  Instinct Guides You



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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\*\*\* PLEASE SEE APPLICATION PROCESS - LONG TERM LET\*\*\*

Just moments away from SMALLMOUTH BEACH this THREE DOUBLE BEDROOM, semi with SEA VIEWS towards PORTLAND HARBOUR, benefitting from an upstairs attic room, driveway for four vehicles and workshop.

Close by you have COASTAL WALKS to Chesil Beach, supermarkets and other amenities' whilst Portland Harbour, thought to be one of the UK's best water sport's locations is also in close proximity.

Entering the property the ground floor comprises lounge & large open plan kitchen/diner. The lounge is a good size benefiting from a large bay window allowing copious amounts of natural light to fill the room. A rustic, cast iron log burner provides a focal point and gives a warm, cosy, almost cottage like feel to the home. The kitchen/diner, styled to a modern décor, is an ideal space for entertaining (especially with the built in ceiling speakers) and provides ample work surface & storage, appliances such as oven and fridge/freezer & washing machine is also included.

Ascending to the first floor you have two double bedrooms, one single bedroom/office and the family bathroom. The bathroom comprises a bath, separate shower cubicle, wash hand basin and W.C.

The loft space has been converted, a little hideaway room, enjoying far reaching views across Portland harbour and beyond.

Externally the property has a large well presented low maintenance garden featuring a pizza oven, a large metal pergola and a workshop to the rear with power.

EPC - D

Council Tax - C

## Room Dimensions

Lounge 18'2" x 14'4" (5.56m x 4.37m)

Kitchen/Diner 22'1" x 18'2" >14'4" (6.74m x 5.56m >4.37m)

Bedroom One 11'0" x 10'5" (3.36m x 3.19m)

Bedroom Two 10'11" x 10'4" (3.33m x 3.17m)

Bedroom Three 7'5" x 7'2" (2.27m x 2.2m)

Bathroom 7'4" x 7'4" (2.26m x 2.26m)

### Application Process

Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

Once in receipt of an application, these will be sent to the landlord and they will shortlist those applicants to a select few, ensuring we are only conducting viewings with relevant parties.

**IMPORTANT:** Prior to submitting an application, please conduct all other investigations to satisfy yourself with the property - a drive by of the location, viewing the virtual/ video tour (where available), studying the floor-plan/ measurements/ photos.

Please copy and paste the link below into your web browser if you would like an application:

[www.wilsonsominey.co.uk/application](http://www.wilsonsominey.co.uk/application)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		68	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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.