



Instinct Guides You



Smallmouth Close, Wyke Regis, Weymouth £1,400 PCM

- STUNNING VIEWS
- Gated Allocated Parking
- Three Bedrooms
- Close To Local Amenities
- The EPC is C
- STONES THROW TO SMALLMOUTH BEACH
- On The Rodwell Trail
- En Suite
- Local Transport Nearby
- The Council Tax Is Band E



WilsonTominey

For an application, go to:

www.wilsonsominey.co.uk/application

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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 ***

This spacious property in the STUNNING LOCATION of Smallmouth Close, with three bedrooms, allocated gated parking and SEA VIEWS from the door step. This property provides a premium location for all applicants, positioned within the popular area of Wyke Regis.

The property benefits from the front lawn being laid with artificial grass, for a low maintenance attractive look. Approaching the property there is a porch area, providing shelter from the elements when needed. The lounge area is a good size, with a feature fire place and double doors leading to the Dining Room. The window in the lounge provides views over Smallmouth Bay, across the sea and over to Portland. This ensures there is ample natural lighting that floods into the lounge, flowing all the way through to the rear of the property, where there are French doors guiding you to the rear garden. The integrated kitchen has access from the main hallway and the dining room, additionally the kitchen provides access into the rear garden. Integrated appliances include fridge, freezer, hob, washing machine, and oven. Finishing off the ground floor is a cloakroom located near the front entrance.

Rising to the first floor, the first bedroom is located at the front, spanning the width of the property with two windows overlooking the views. The room benefits from two built in wardrobes, providing plenty of storage options and an en suite featuring walk in shower, hand wash basin and W/C. Bedroom two and three are located at the rear of the property, they are both good sized rooms and benefit from part furnishings. The modern fitted bathroom has a bath with shower over, hand wash basin and W/C.

The rear garden is again low maintenance with a mixture of block paving and gravel. Located at the rear of the garden there is a gate which leads you to the allocated parking space.

The EPC for this property is C

The Council Tax is Band E

Room Dimensions

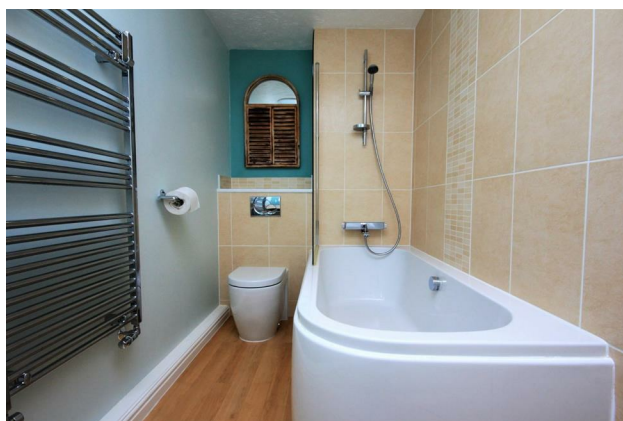
Application Process

Due to the current high level of demand, we are asking all prospective tenants to submit an application prior to viewing. Once in receipt of an application, the landlord 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:

wilsontominey.co.uk/application



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		74	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

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.