



Instinct Guides You



Larkspur Close, Weymouth £1,000 PCM

- Pets Considered
- Allocated Parking
- Front & Rear Gardens
- Close To Amenities & Bus Route
- EPC = D
- Close to Lodmoor Country Park
- Two Bedrooms
- Long Term Let
- Approximately 1 Mile from Greenhill Beech
- Council Tax Band B



WilsonTominey

For an application, go to:

www.wilsonsominey.co.uk/application



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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 ***

LET INSTINCT GUIDE YOU to a WELL PRESENTED mid-terrace house in Lodmoor, offering ALLOCATED PARKING and a GARDEN. Entering into the property is a spacious and bright lounge, carrying on to the kitchen with room for a breakfast table and views of the garden. Patio doors lead from the kitchen to the garden with additional access from the rear. Rising to the first floor doors lead into the bathroom which comprises a white suite complete bath with shower over, hand wash basin and W/C, the larger DOUBLE BEDROOM offers a built in wardrobe and front aspect window welcoming light into the room in the evening, the second bedroom giving views out to the garden with the warm sun flooding the room in the morning. Being closely situated to local shops and approximately 1 mile from the beach, this property is also CONSIDERING SMALL PETS and is available for a LONG TERM LET.

The EPC for this Property is D

The Council Tax is Band B

Room Dimensions

Lounge 12'08 x 14'11 (3.86m x 4.55m)

Kitchen 12'08 x 8'05 (3.86m x 2.57m)

Bedroom One 11'08 x 9'04 (3.56m x 2.84m)

Bedroom Two 11'09 x 6'08 (3.58m x 2.03m)

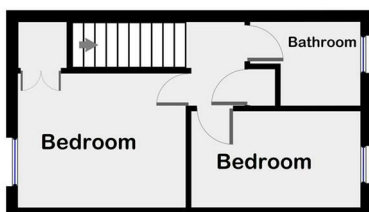
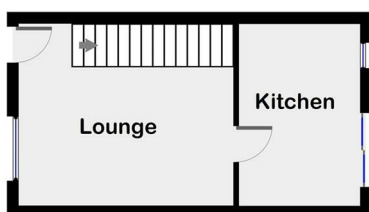
Application Process

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	68	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	67	
(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.