



Instinct Guides You



## Kenilworth, Weymouth £1,275 PCM

- Front & Rear Gardens
- Garage & Parking
- Newly Redecorated
- Cloakroom
- EPC = C
- Available For Long Term Let
- Sought After Location
- Close To Local Amenities
- Spacious Lounge
- Council Tax Band C



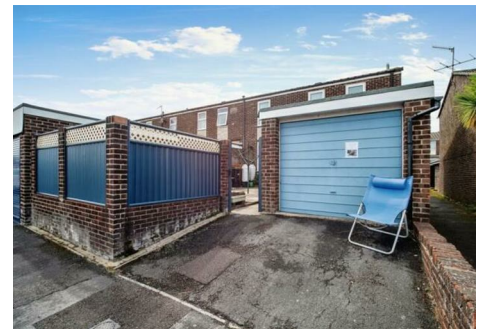
Submit Your  
Application Today...

aria | propertymark

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

All applications will be checked for suitability. Once checked 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

Welcome to this charming property located in Southill, Weymouth. This delightful property boasts three bedrooms, perfect for a growing family or those in need of extra space.

Outside, the property features front and rear gardens, providing ample space for outdoor activities or simply enjoying the fresh air. The garage and parking facilities offer convenience and security for your vehicles and storage.

Situated close to local amenities, this property offers the perfect blend of tranquillity and convenience. Whether you're looking to explore the nearby shops or simply take a leisurely stroll to the town centre, everything you need is just a walk away.

There are two double bedrooms and one single room perfect for a child or an office to work from home. The shower room has a large walk in shower and there is a cloak room on the ground floor for convenience.

The EPC for this property is C

The Council Tax for this property is band C

## Room Dimensions

Lounge (L Shape) 19'10" max x 17'4" max (6.07m max x 5.29m max)

Kitchen 10'9" x 7'0" (3.3m x 2.14m)

Bedroom One 15'1" max x 9'4" (4.61m max x 2.87m)

Bedroom Two 11'11" x 10'2" (3.65m x 3.11m)

Bedroom Three 8'1" x 7'1" (2.48m x 2.16m)

Shower Room 8'2" x 5'5" (2.51m x 1.67m)

### 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:

[wilsontominey.co.uk/application](http://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		73	
(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.