



Instinct Guides You



## Franklin Road, Weymouth £850 PCM

- Allocated Parking
- Feature Fireplace
- Spacious Lounge
- Pets Considered
- EPC - D
- Ground Floor
- Available For Long Let
- Two Bedrooms
- Short Walk To Town
- Council Tax - A



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 savings. Once checked Wilson Tominey aims to be in contact within 7 working days.

WilsonTominey  Instinct Guides You



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 into your next rental property, A WELL PRESENTED, TWO BEDROOM, GROUND FLOOR apartment close to Weymouth Town Centre with ALLOCATED PARKING.

You enter the property into a central hallway allowing access to all rooms. The front of the property is occupied by both the good size kitchen with some integrated appliances and generous sized lounge, boasting high ceilings, feature fireplace and large bay window.

To the rear of the property is two bedrooms, a double and a generous single as well as a spacious bathroom with bath & shower over, hand wash basin and W/C.

The EPC rating for this property is a D.  
The Council tax band is A.

## Room Dimensions

**Kitchen 7'0 x 6'5 (2.13m x 1.96m)**

**Living Room 14'4 +bay x 12'9 (4.37m +bay x 3.89m)**

**Bedroom One 11'1 x 6'7 (3.38m x 2.01m)**

**Bedroom Two 9'1 x 7'2 (2.77m x 2.18m)**

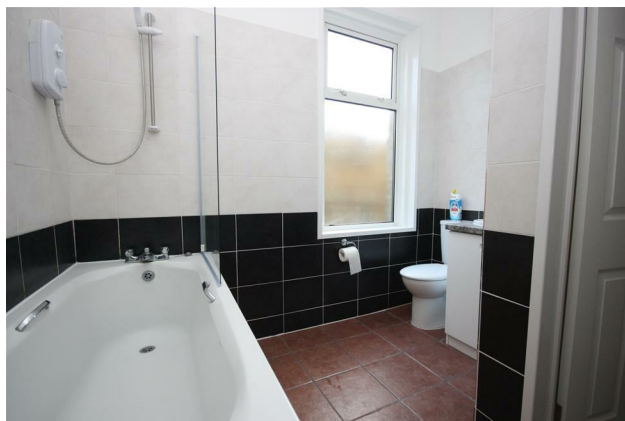
## Application Process

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](http://wilsontominey.co.uk/application)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
68	74
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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.