



Instinct Guides You



Portland Road, Weymouth £1,450 PCM

- Open Plan Kitchen/ Diner/ Family Room
- Modern Bathroom
- Large Garage/ Workshop
- Close To Portland Harbour, Sailing Academy & Rodwell Trail
- EPC - D
- Driveway For Several Vehicles
- Local Schools Nearby
- Westerly Garden
- Newly Updated Throughout
- Council Tax - C



Submit Your
Application Today...

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Head to www.wilsontominey.co.uk
to complete our application form.

All applications will be checked for savings. Once checked Wilson Tominey aim 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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A STUNNING three bedroom semi-detached family home in WYKE REGIS, close to SMALLMOUTH BEACH, with DRIVEWAY for several vehicles and LARGE WORKSHOP/ GARAGE.

A storm porch provides shelter and muddy boots storage leading into a light and airy hallway with stairs to the first floor and access to the living accommodation.

The living room, positioned at the front, has a large box bay window allowing the light to flood through, plus a ornamental fireplace and wooden flooring giving the room a traditional yet modern feel. The hallway then opens into a large KITCHEN/ DINER/ FAMILY ROOM, perfect for family living and entertaining. The room provides ample space for a large dining table and second living area. The well presented kitchen offers a range of modern dark grey units and space for appliances, as well as built in cooker, hob, inset sink unit and breakfast bar.

Ascending to the first floor a bright landing with southerly window provides access to the bedrooms and family bathroom. The main bedroom is a good size size with box bay window. The second bedroom is also a generous size with westerly window overlooking the rear, whilst the third bedroom is an adequate single or perfect home office. The family bathroom comprises a modern suite with L shaped bath and shower over with glass screen, a close coupled WC and wash hand basin, complete with subway tiles giving the room a contemporary feel.

Outside is a large shingled front garden providing off road parking for several vehicles. The rear garden is low maintenance, also shingled, with side and rear pedestrian access, plus access into the large garage.

Council Tax - C
EPC - D

Room Dimensions

Living Room 12'10 x 10'11 + bay (3.91m x 3.33m + bay)

Kitchen/ Diner/ Family Room 18'10 x 18'5 (5.74m x 5.61m)

Bedroom One 11'4 x 10'11 + bay (3.45m x 3.33m + bay)

Bedroom Two 10'11 x 10'11 (3.33m x 3.33m)

Bedroom Three 7'6 x 7'5 (2.29m x 2.26m)

Application Process

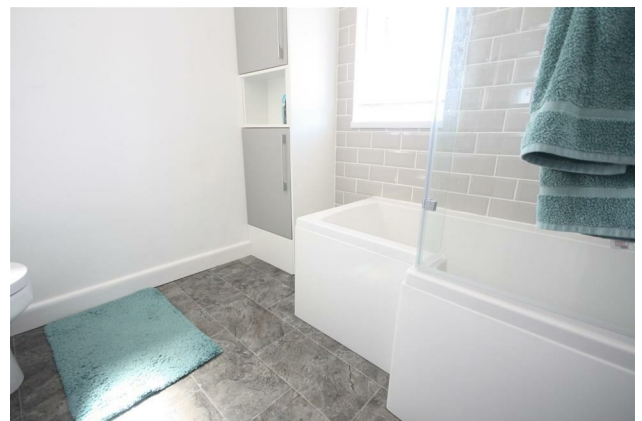
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

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.wilsontominey.co.uk/application



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	86 59
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	
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.