



Instinct Guides You



Newberry Road, Weymouth £1,050 PCM

- Panoramic Sea Views
- Two Double Bedrooms
- Short Walk To Brewers Quay
- Local Amenities Nearby
- Council Tax Band A
- Duplex Apartment
- Spacious Accommodation
- Close To Newtons Cove
- Available For Long Term Let
- EPC = D



Submit Your
Application Today...

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

All applications will be checked for suitability. Once advertised 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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A well presented TWO DOUBLE bedroom DUPLEX APARTMENT enjoying STUNNING VIEWS of Weymouth Harbour and Newtons Cove. The property is situated in the popular location of RODWELL being MOMENTS from BREWERS QUAY, NEWTONS COVE and the HARBOURSIDE.

Stepping inside the apartment into the hallway, doors lead to all the accommodation with stairs to the larger bedroom. To the front of the property is the spacious lounge/diner with generous bay window allowing plenty of light to flood the room with ample space for furnishings including dining room table and chairs.

The second bedroom positioned adjacent is a generous double bedroom with some views over the harbour with ample space for furniture.

The bathroom with fully tiled surround comprises bath with shower over, wash hand basin and w/c.

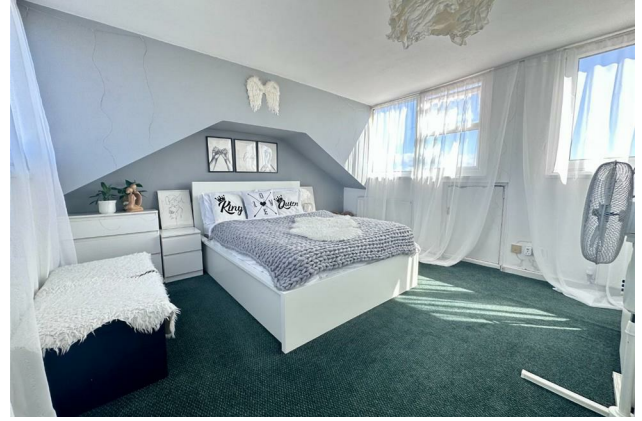
To the rear is the kitchen, enjoying excellent views over brewers quay and harbour, being a well proportioned room with a great selection of eye and base level units, inset hob, built in oven, and space for white goods.

Finishing the accommodation is a superb top floor double bedroom with striking panoramic views stretching over Weymouth Bay, Newtons Cove and towards Portland Harbour.

The EPC for this property is D

The Council Tax is Band A

AGENTS NOTE: The photographs are from a previous tenancy and the property is now vacant



Room Dimensions

Lounge/Diner 16'3" max x 12'10" (4.97 max x 3.93)

Kitchen 10'0" x 9'0" (3.05 x 2.75)

Bedroom One 14'11" x 12'0" (4.55 x 3.66)

Bedroom Two 12'7" x 9'10" (3.84 x 3.0)

Application Process

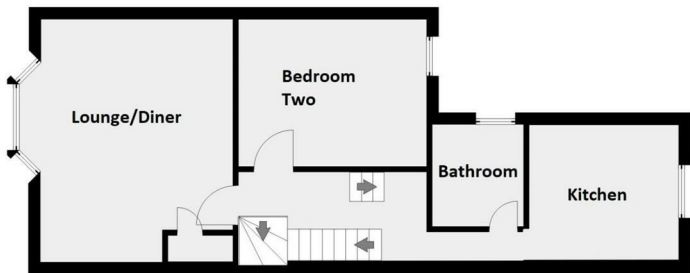
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

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.wilsonsominey.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			
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.