



Instinct Guides You



WilsonTominey

## Wardcliffe Road, Weymouth £1,375 PCM

- Short Walk To Weymouth Marina
- Local Amenities Nearby
- Three Bedrooms
- Conservatory
- EPC = D
- Large Kitchen/Diner
- Feature Fireplace
- Landscaped Rear Garden
- Long Term Let
- Council Tax Band B



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 aim to be in contact within 7 working days.

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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 \*\*

A beautifully presented FAMILY HOME, situated within approximately 1/2 mile of WEYMOUTH TOWN CENTRE and just a SHORT WALK to WEYMOUTH MARINA. The property boasts THREE BEDROOMS, CONSERVATORY, LARGE KITCHEN/DINER and modern LANDSCAPED GARDEN, with LOCAL AMENITIES close by.

The ground floor living accommodation comprises a lounge, large kitchen/diner and conservatory. The lounge is a generous space with a large bay window, allowing copious amounts of natural light to flow throughout. A feature fireplace provides a focal point and the room is perfect for family relaxation and entertaining. The large kitchen/diner contains a feature chimney breast, acting as a log store, providing more character to the property, plus ample work surface and storage with fully integrated modern appliances such as a fridge freezer, dishwasher, cooker, washer/dryer and microwave. The room also benefits from added space for a family dining table, which is an ideal area for get togethers. From here you gain access to the multi aspect conservatory; a great place to enjoy the warm summer evenings and added privacy within the home.

Ascending to the upper floor you find three bedrooms and a bathroom. The primary bedroom, a good size double, has a large fronted bay window and room for full length wardrobes and additional furniture. The second bedroom, also a double, allows room for added furniture. The third bedroom, a single, is an ideal space for an office or an additional family member. The bathroom finishes off the upper floor accommodation with a modern contemporary finish, comprising a walk in shower enclosure, wash basin and W.C.

Externally you have a well presented, modern, landscaped rear garden. Set over two levels, you have a clean, fresh patio on the lower level and an artificial lawn area to the upper level, giving a perfect spot for those summer BBQ's

The EPC for this property is D

The Council Tax is Band B

## Room Dimensions

Lounge 13'6 into bay x 10'9 max (4.11m into bay x 3.28m max)

Dining Room 10'8 x 9'5 (3.25m x 2.87m)

Kitchen 9'4 x 9'3 (2.84m x 2.82m)

Conservatory 11'6 max x 10'7 max (3.51m max x 3.23m max)

Bedroom One 13'6 into bay x 9'8 max (4.11m into bay x 2.95m max)

Bedroom Two 10'8 x 10'5 (3.25m x 3.18m )

Bedroom Three 7'11 x 5'11 (2.41m x 1.80m)

### 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.

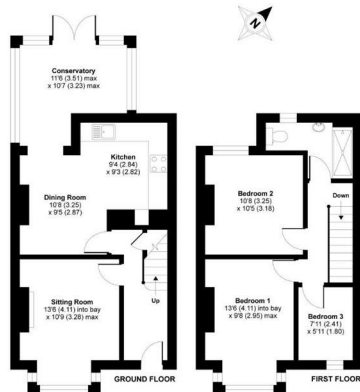
**IMPORTANT:** Prior to submitting an application, please conduct all other investigations to satisfy yourself with the property - a drive by of the location, viewing the virtual/ video tour (where available), studying the floor-plan/ measurements/ photos.

Please copy and paste the link below into your web browser if you would like an application:

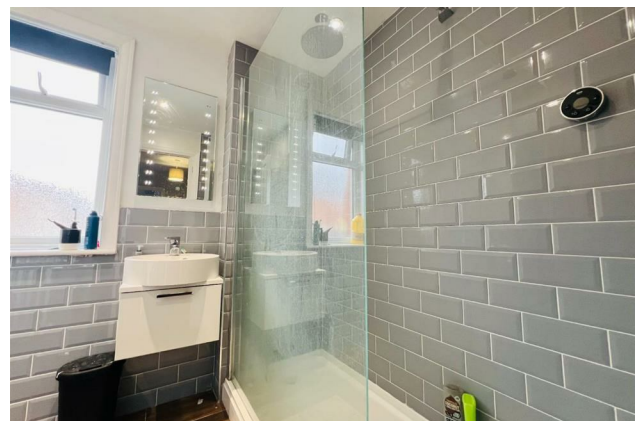
[wilsontominey.co.uk/application](http://wilsontominey.co.uk/application)

Wardcliffe Road, Weymouth, DT4

Approximate Area = 911 sq ft / 84.6 sq m  
For information only - Not to scale



Energy Performance Certificate (EPC) Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (2018). Produced for Wilson Tominey Ltd. 10/21/2021



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			
		61	79
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.