



Instinct Guides You



## Walpole Street, Weymouth £1,000 PCM

- Two Double Bedrooms
- Updated Kitchen and Bathroom
- Open Plan Living
- Short Walk To The Beach
- EPC = C
- Centrally Located
- Close to Local Amenities
- Close to Transport Links
- Available For Long Term Let
- Council Tax Band A



Submit Your  
Application Today...

aria | propertymark

Head to [www.wilsontominey.co.uk](http://www.wilsontominey.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 \*\*\*

Well presented, TWO DOUBLE BEDROOM cottage located MOMENTS FROM WEYMOUTH BEACH and transport links. This property boasts updated shower room and kitchen, configured for modern living with open plan design.

This home is located close to Weymouth train station, bus stops, Weymouth beach and town centre; creating an ideal spot for a multitude of purposes. The property itself is well presented, evidenced immediately from its contemporary grey exterior inviting you into the home. Entering into the hallway you are greeted by a beautiful Victorian tiled effect flooring, enticing you into the rest of the property. To the left is the open plan living space, comprising dining area, living area and kitchen. This is a fluid space benefitting from tiled floor and a dual aspect, ensuring a bright and airy environment to enjoy, entertain and commune in. The kitchen located to the rear of the property has been updated; with space for white goods, comprising multiple eye and base level unit and benefitting from two windows ensuring the kitchen is a light environment.

The first floor comprises two double bedrooms and shower room. The shower room like the kitchen has been updated, decorated in a contemporary grey with wood features, comprising wall panelled shower, hand wash basin, heated towel rail and toilet. The first bedroom located to the front of the property is a great sized double, with large built in wardrobes and feature fireplace. The second bedroom is another good sized double.

The garden is a lovely retreat, finished to a low maintenance design, benefitting from a patio area to the rear to enjoy the sun. Residential parking for the local area can be purchased from the council for an additional cost.

The Council Tax is Band A

The EPC is C

## Room Dimensions

Living/ Dining Room 21'6" x 10'4">13'6" (max) (6.57 x 3.16>4.12 (max))

Kitchen 5'3" x 9'6" max (1.61 x 2.91 max)

Bedroom One 13'8" into wardrobes x 10'6" max (4.19 into wardrobes x 3.22 max)

Bedroom Two 10'8" x 8'7" (3.27 x 2.64)

Shower Room 9'6" x 5'3" (2.91 x 1.61)

### Application Process

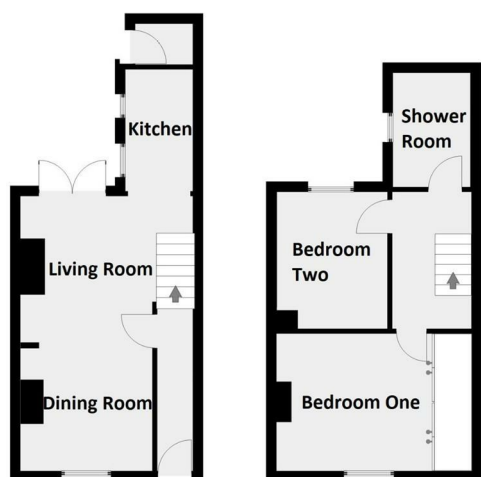
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

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.

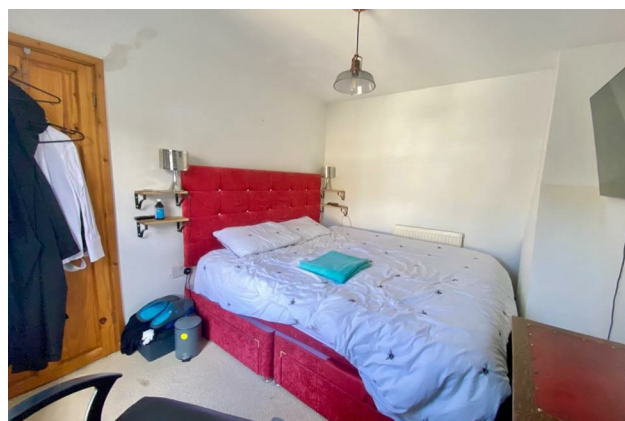
**IMPORTANT:** Prior to submitting an application, please conduct all other investigations to satisfy yourself with the property - a drive by of the location, viewing the virtual/ video tour (where available), studying the floor-plan/ measurements/ photos.

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

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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			70
(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.