



Instinct Guides You



Holly Road, Weymouth £1,275 PCM

- Available From 19th August 2024
- Three Bedrooms
- Redecoration Taking Place
- Courtyard
- EPC = D
- Close To Local Amenities
- Available For Long Term Let
- Level Walk To Town
- New Bathroom Being Installed
- Council Tax Band B



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 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 THREE BEDROOM family home with WESTERLY REAR GARDEN and open plan lounge/diner situated within a mile from Weymouth HARBOUR, TOWN CENTER and amenities.

Stepping inside the property into the hallway the stairs rise to the first floor with doors to all accommodation.

The spacious lounge/diner is a good size with an exposed chimney breast feature creating a great focal point with ample space for furniture and dining.

Continuing along the hallway is the kitchen which offers a selection of wall and base units. An inner hallway provides some additional storage space with door out to the garden and bathroom. The bathroom has a wash basin, w/c and a new bath being installed with overhead shower

To the first floor are three bedrooms. The two main bedrooms are both double rooms with space for furniture, with the principal room continuing the exposed chimney breast feature theme. Bedroom three although slightly smaller is still considered a generous size single room.

To the rear, the westerly garden is arranged with low maintenance in mind with a partial paved patio area and decked terrace with gated pedestrian access.

This property is undergoing some re-decorating work along with new carpets. Available from 19th August.

EPC - D
Council Tax - B

Room Dimensions

Lounge 10'11" x 10'7" (3.35m x 3.25m)

Dining Room 12'5" x 8'7" (3.81m x 2.64m)

Kitchen 9'6" x 7'10" (2.92m x 2.39m)

Bedroom One 14'3" max x 11'0" (4.35m max x 3.36m)

Bedroom Two 12'1" x 8'7" (3.69m x 2.64m)

Bedroom Three 9'6" x 7'10" (2.92m x 2.41m)

Application Process

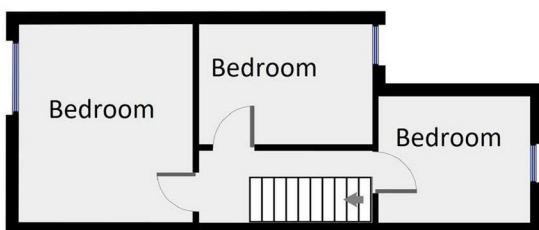
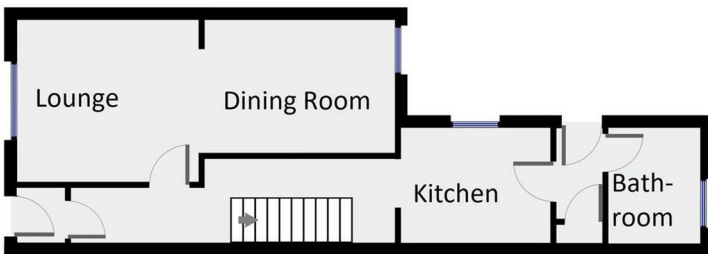
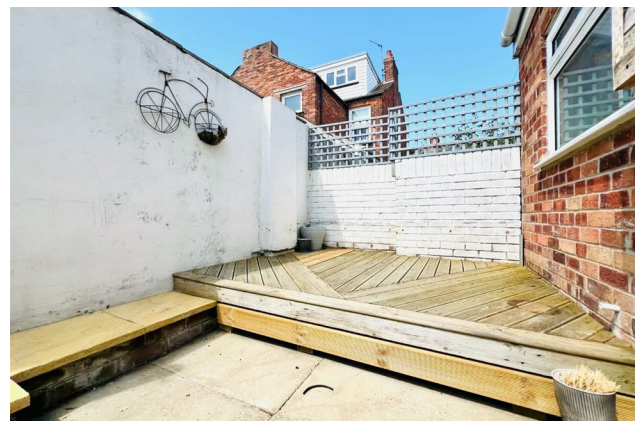
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

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:

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		
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.