



Instinct Guides You



## Coming Soon Walpole Street, Weymouth £1,300 PCM

- Three Double Bedrooms
- Well Presented Throughout
- Walking Distance To Beach
- Ground Floor Shower Room
- Council Tax - B
- COMING SOON
- Large Lounge/Diner
- Close To Local Amenities
- Rear Garden
- EPC - D



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 shortlisted for viewings. Once shortlisted 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.

WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E [sales@wilsonsominey.co.uk](mailto:sales@wilsonsominey.co.uk)  
W [www.wilsonsominey.co.uk](http://www.wilsonsominey.co.uk)



# COMING SOON

Well presented, THREE DOUBLE BEDROOM home currently undergoing renovations located MOMENTS FROM WEYMOUTH BEACH and transport links. This property has been updated throughout and is available for a long-term let.

The ground floor features a large lounge/diner, kitchen, ground floor shower room and a large double bedroom towards the rear. Whilst the first floor features a further two double bedrooms and a family bathroom which features a bath with overhead shower, handwash basin and bathroom.

Council Tax - B

EPC - D

## Room Dimensions

Lounge/Diner 21'11" x 9'2" (6.7m x 2.8m)

Kitchen 15'1" x 6'10" (4.6m x 2.1m)

Shower Room 5'3" x 1'7" (1.62m x 0.5m)

Bedroom One 14'5" x 11'1" (4.4m x 3.4m)

Bedroom Two 9'10" x 9'6" (3.0m x 2.9m)

Bedroom Three 13'1" x 7'6" (4.0m x 2.3m)

Bathroom 8'8" x 6'10" (2.65m x 2.1m)

### Application Process

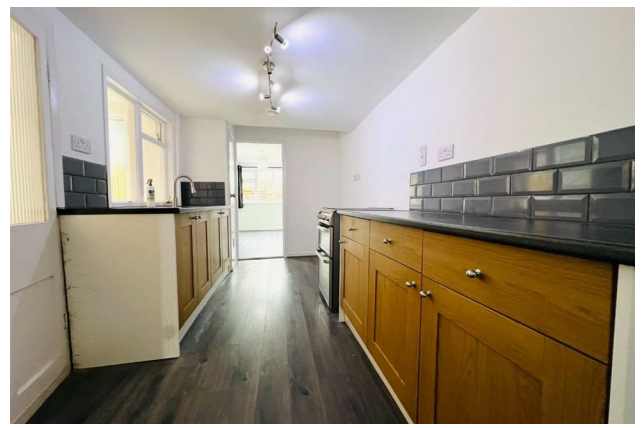
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

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)



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	
67	81
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	
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.