



Instinct Guides You



Rodwell Avenue, Weymouth £1,200 PCM

- Recently Renovated
- Private Southerly Facing Garden
- Walking Distance To town
- Ground Floor Flat
- Council Tax Band A
- Newly Fitted Modern Kitchen
- Close To Nothe Gardens
- Bus Route Near By
- 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 shortlisted for viewings. Once shortlisted Wilson Tominey aims to be in contact within 7 working days.

WilsonTominey  Instinct Guides You



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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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Welcome to this beautifully presented ground floor flat, ideally located on the sought-after Rodwell Avenue in Weymouth.

Boasting two generously sized bedrooms, this stylish and spacious home is perfect for couples, small families, or professionals seeking comfort and convenience. Step into the bright and airy reception room, designed to offer a warm and welcoming space for both relaxing and entertaining.

Recently renovated throughout, the property features a newly fitted kitchen complete with modern fittings and appliances – ideal for cooking enthusiasts.

One of the standout features of this home is the private southerly-facing garden, offering a peaceful outdoor retreat for enjoying sunny afternoons, dining al fresco, or indulging in a bit of gardening.

Conveniently situated just a short stroll from Weymouth town centre, you'll have easy access to shops, cafes, local amenities, and the scenic Nothe Gardens, perfect for weekend walks and outdoor activities.

This property is available for long-term let, making it an ideal choice for those looking to settle into a vibrant and friendly community by the coast.

The Council Tax for this property is Band A
The EPC = D

Room Dimensions

- Lounge/Diner 20'9" max x 17'5" into bay (6.33m max x 5.33m into bay)
- Kitchen 15'0" x 9'5" (4.58m x 2.88m)
- Bedroom One 17'11" x 14'1" max into bay (5.48m x 4.3m max into bay)
- Bedroom Two 16'6" x 8'1" max (5.03m x 2.47m max)
- Bathroom 9'11" max x 6'6" max (3.04m max x 1.99m max)

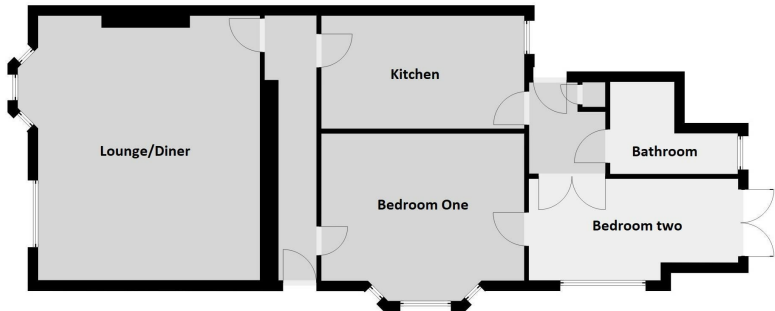
Application Process
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

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.