



Instinct Guides You



Gloucester Mews, Weymouth £1,000 PCM

- Two Double Bedrooms
- Open Plan Living Space
- Close To Transport Links & Amenities
- Stones Throw To Weymouth Beach
- Council Tax - C
- Accommodation Over Two floors
- Purpose Built Block
- En-suites To Both Bedrooms
- Secure Parking
- EPC - C



Submit Your Application Today...

Head to www.wilsonsominey.co.uk
to complete our application form

[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
PROPERTY & COASTLINE



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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Well presented, DUPLEX TWO DOUBLE BEDROOM BOTH benefitting from EN-SUITE facilities. Located in a fantastic position moments from Weymouth's award winning beach and harbour. This PURPOSE BUILT MASIONETTE apartment with OPEN PLAN LIVING and ALLOCATED SECURE PARKING.

A private entrance welcomes into this well-presented property, greeted by a practical hallway, useful to store coats before entering the spacious open-plan kitchen and living area, perfect for entertaining guests or simply relaxing after a long day. This is a bright space benefitting from a dual aspect in the form of two skylights and window to the front, allowing light to penetrate from the rooms extremities. The kitchen boasts a range of integrated appliances in the form of fridge/freezer, built in oven, hobs and extractor fan.

The two double bedrooms upstairs are both generously proportioned, with ample space for furnishings with each coming with their own en-suites, providing you with the utmost comfort and privacy. Additionally, there is a separate toilet on the landing for the convenience of your guests.

Conveniently situated just moments away from Weymouth's award-winning beach, historic harbour, and the breath-taking Jurassic coastline, this property offers you the best of coastal living. Leisurely strolls along the beach or enjoying fish and chips by the harbour on your doorstep, within the convenience of a purpose built apartment

Furthermore, the property boasts allocated secure parking for one vehicle, ensuring that you never have to worry about finding a parking spot after a long day out.

EPC - C
Council Tax - C

Room Dimensions

Living Room 16'3" x 12'5" (4.96 x 3.81)

Kitchen 13'6" x 8'7" (4.13 x 2.62)

Bedroom One 13'0" x 10'0" max (3.97 x 3.07 max)

Bedroom Two 11'5" x 8'7" (3.48 x 2.62)

Application Process

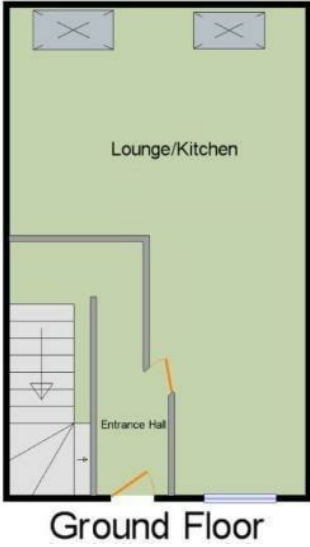
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

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



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.