



Instinct Guides You



## Chickerell Road, Weymouth £1,350 PCM

- Three Double Bedrooms
- Living Room/Diner
- Courtyard Garden
- Close To Harbour
- EPC - D
- Available Now
- Amenities Nearby
- Walking Distance To Town
- Rear Access
- Council Tax -



### Submit Your Application Today...

Head to [www.wilsonsominey.co.uk](http://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 & COASTAL



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@wilsonstominey.co.uk](mailto:sales@wilsonstominey.co.uk)  
W [www.wilsonstominey.co.uk](http://www.wilsonstominey.co.uk)





AVAILABLE TO LET – THREE DOUBLE BEDROOM HOUSE NEAR WEYMOUTH HARBOUR

Wilson Tominey are pleased to present this spacious three double bedroom period property ideally located just a short stroll from Weymouth's picturesque harbour, Rodwell Trail, and vibrant town centre. Offering flexible living accommodation and a fantastic location, this home is ideal for professionals or a family looking to enjoy the best of coastal living.

At the front, the property is set back from the road behind a small shingle frontage. The open plan lounge/diner is generously sized and filled with natural light from a large bay window, providing a bright and welcoming space. Double doors lead to a lean-to, currently used as a utility area, adding useful extra space to the ground floor.

The kitchen is centrally positioned and features fitted units offering ample storage, along with a built-in oven and hob. The ground floor bathroom includes a bath with shower over, wash hand basin, W/C, and a built-in storage cupboard.

Upstairs, you'll find three well-proportioned double bedrooms. The rear bedroom offers a versatile layout, while the second and principal bedrooms are spacious and bright, with the master benefitting from a bay window and built-in wardrobes.

Externally, the property enjoys a low-maintenance courtyard garden with a southerly aspect, perfect for outdoor seating. A rear gate provides access to a shared path behind the terrace.

Available now. Enquire today to arrange your viewing!

EPC - D  
Council Tax - B

Room Dimensions

Lounge/Diner 20'9" x 11'6" (6.35 x 3.53)

Kitchen 12'11" x 7'8" (3.96 x 2.36)

Lean To 12'9" x 7'8" (3.89 x 2.36)

Bedroom One 13'9" x 9'7" (4.20 x 2.94)

Bedroom Two 10'7" x 9'3" (3.25 x 2.82)

Bedroom Three 10'5" x 7'8" (3.18 x 2.34)

Bathroom 8'7" x 7'11" (2.63 x 2.43)

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.wilsonsominey.co.uk/application](http://www.wilsonsominey.co.uk/application)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>83</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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.