



Instinct Guides You



## Tennyson Road, Weymouth £1,300 PCM

- Long Term Let
- Pets Considered
- Views
- Close To Rodwell Trail
- EPC - C
- Three Bedrooms
- Driveway
- Large Garden
- Close To Town
- Council Tax - B

**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 & 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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Spacious Three Bedroom Home with Views – Close to Rodwell Trail

Wilson Tominey are pleased to offer this three bedroom mid-terraced house, enjoying elevated views across Weymouth and situated near the ever-popular Rodwell Trail.

The property boasts a bright and airy living space, with a welcoming entrance hall, a generous living room featuring a large understairs storage cupboard, and a well-equipped kitchen with oven, space for a fridge freezer, and plumbing for a washing machine. The accommodation further benefits from a ground floor wet-room, two spacious double bedrooms, and a third single room ideal for a child's bedroom or home office.

Outside, the home offers sizeable front and rear gardens, perfect for enjoying the outdoors. Additional features include gas central heating, double glazing throughout, and Driveway

A great family home in a sought-after location – early viewing highly recommended!

EPC - C  
Council Tax - B

Room Dimensions

- Lounge 14'1" x 11'10" (4.3m x 3.62m)
- Kitchen 12'6" x 7'10" (3.82m x 2.4m)
- Bathroom 11'10"5'3" (3.63m1.61m)
- Bedroom One 15'2" x 10'0" (4.64m x 3.07m)
- Bedroom Two 12'2" x 8'7" (3.73m x 2.63m)
- Bedroom Three 9'2" x 6'5" (2.80m x 1.96m)

**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>87</b> | (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>                            | <b>70</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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | 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.