



Instinct Guides You



Abbotsbury Road, Weymouth £1,000 PCM

- Ground Floor Apartment
- **BILLS ARE ADDITIONAL - £450.00**
- Fully Furnished
- Two Double Bedrooms
- Close To Town
- **SHORT TERM WINTER LET**
- Lounge/Kitchen
- Private Entrance
- EPC = D
- Council Tax Band - TBC

**Submit Your
Application
Today...**

Head to www.wilsontominey.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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*** SHORT TERM 6 MONTH LET- FULLY FURNISHED

A RECENTLY REFURBISHED, TWO DOUBLE BEDROOM apartment, located on Abbotsbury Road, just a short walk from Weymouth Town Centre with access to many local amenities including shops, bars & restaurants, beach and the picturesque harbourside.

Finished to a high standard, this ground floor apartment benefits from a modern fitted kitchen/lounge/dining area, bathroom and spacious bedrooms.

Bills are an additional £450.00 pcm

EPC for this property is a D

Room Dimensions

Lounge/Kitchen/Diner 18'4" max x 12'9" max (5.6m max x 3.89m max)

Bedroom One 16'1" x 8'4" (4.92m x 2.56m)

Bedroom Two 12'11" max x 11'9" max (3.95m max x 3.59m max)

Bathroom 11'3" max x 5'10" max (3.43m max x 1.8m max)

Application Process

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