



Instinct Guides You



## Douglas Road, Weymouth £1,475 PCM

- Off Road Parking
- Close To Rodwell Trail & Sandsfoot Beach
- Four Bedrooms
- Well Presented Throughout
- EPC - C
- Versatile Family Home
- Two Shower Rooms
- Open Plan Lounge / Diner
- Accommodation Over Three Floors
- Council Tax - B

**Submit Your  
Application  
Today...**

Head to [www.wilsontominey.co.uk](http://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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Well-Presented Four-Bedroom End of Terrace in Wyke Regis. This spacious and well-maintained four-bedroom end of terrace home offers generous accommodation with pleasant views over a communal green, TWO MODERN BATHROOMS, an enclosed rear garden, and two allocated parking spaces. Ideally located in a quiet cul-de-sac in Wyke Regis, the property is just moments from the scenic Rodwell Trail, Small Mouth Cove, and historic Sandsfoot Castle.

Perfectly positioned within close proximity to a range of local amenities, including popular primary and secondary schools, a doctors' surgery, and local shops.

The home welcomes you with an entrance vestibule leading into a bright hallway. From here, you'll find a light-filled lounge offering a comfortable and inviting space, and a well-appointed kitchen with ample natural light from a large rear window and door opening to the garden.

On the first floor, Bedroom One overlooks the communal green, offering a peaceful outlook. Bedroom Two enjoys a pleasant view of the rear garden. The family bathroom is stylish and modern, featuring a shower, WC, and wash hand basin.

The second floor offers two further bedrooms. Bedroom Three is positioned at the rear with eaves storage and a Velux window, while Bedroom Four is located at the front with a Westerly-facing Velux window and additional eaves storage. A second shower room completes the upper level, finished to a contemporary standard.

The enclosed rear garden features a mix of paved and shingled areas, ideal for outdoor furniture and entertaining. A rear gate provides direct access to the two allocated parking spaces.

EPC - C  
Council Tax - B

## Room Dimensions

- Kitchen 13'0" x 9'6" max (3.97 x 2.92 max )
- Lounge / Diner 18'8" max x 13'0" (5.69 max x 3.98)
- Bedroom One 10'2" x 9'6" + wardrobes (3.10 x 2.90 + wardrobes)
- Bedroom Two 13'0" max x 9'7" max (3.98 max x 2.93 max )
- Bedroom Three 9'9" max x 7'8" max (2.98 max x 2.35 max )
- Bedroom Four 7'8" x 7'4" (2.35 x 2.26)
- Shower Room 7'2" x 4'11" (2.20 x 1.50)
- Bathroom 6'1" x 6'1" (1.87 x 1.86)

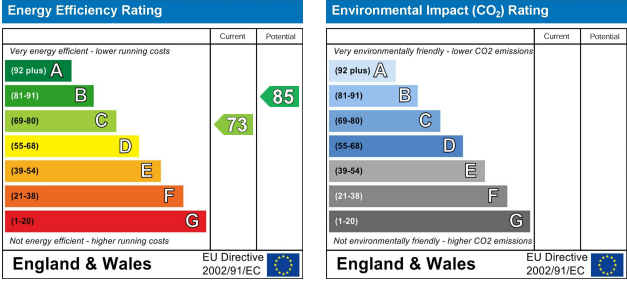
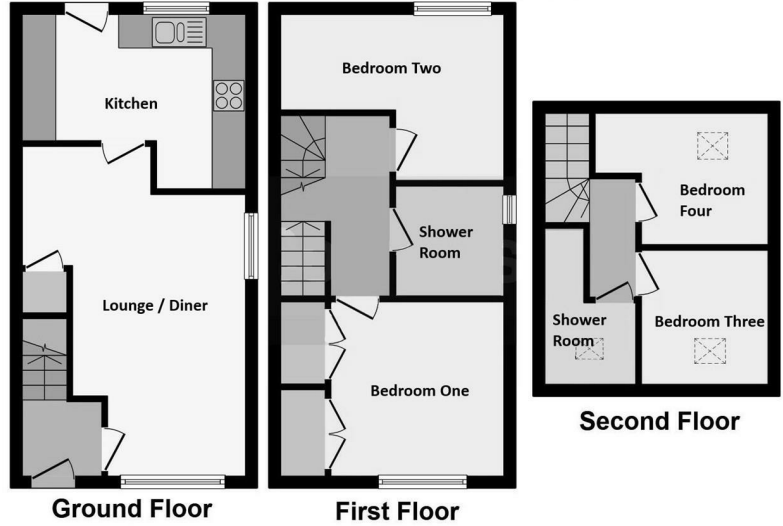
**Application Process**  
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

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



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.