



Instinct Guides You



Highland Road, Weymouth £1,300 PCM

- Two Bedrooms PLUS STUDY/NURSERY
- Open Plan Lounge/ Diner
- Shower Room
- Close to Town Centre
- EPC: D
- Perfect FAMILY HOME
- Well Presented Throughout
- LONG TERM LET
- Available Immediately
- Council Tax: B

**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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TWO BEDROOMS PLUS STUDY/NURSERY – CLOSE TO TOWN – £1,300 PCM

This beautifully presented family home offers spacious and flexible living just a short walk from Weymouth Town Centre. Perfect for a couple or family, the property features two good-sized bedrooms plus a study/nursery, ideal for those working from home or needing extra space.

The heart of the home is the large open-plan lounge/diner, complete with characterful original fireplaces and plenty of natural light - a great place for relaxing or entertaining. The modern kitchen leads out to a garden with a generous decking area, perfect for enjoying outdoor dining or summer evenings.

Upstairs, you'll find a spacious shower room, two god sized double bedroom & a single bedroom which is perfect for an office or nursery.

Offered on a long-term let and available immediately, this property represents a fantastic opportunity to secure a three-bedroom-style home at a great price.

?? Call now to arrange your viewing – properties like this don't stay on the market for long!

EPC - D
Council Tax - B

Room Dimensions

Lounge/Diner 25'3" max x 8'3" (7.72m max x 2.54m)

Kitchen 12'7" x 8'2" (3.84m x 2.49m)

Bathroom

Bedroom One 14'2" x 13'1" max (4.32m x 3.99m max)

Bedroom Two 11'10" x 9'8" (3.63m x 2.97m)

Nursery/Study

Application Process

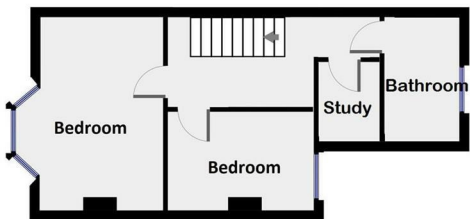
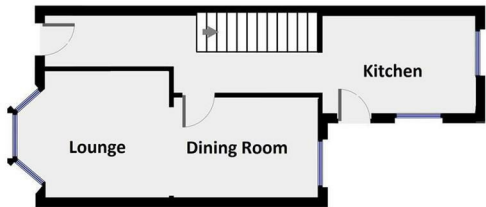
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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.