



Instinct Guides You



## Abbotsbury Road, Weymouth £750 PCM

- Close To Town Center
- One Double Bedroom
- Large Bay Window
- Close To Rodwell Trail
- EPC = E
- Available For Long Term Let
- Moments To Marina & Harbour
- Second Floor Apartment
- Range Of Amenities Nearby
- Council Tax Band A

**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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\*\*\* PLEASE SEE APPLICATION PROCESS \*\*\*

Positioned just moments away from Weymouth's inner marina, Town Centre & picturesque harbour is this second-floor period apartment that offers a generous living space, shower room and a double bedroom.

The apartment is accessed via the communal front door on Abbotsbury Road which services four apartments.

Inside the accommodation comprises an open-plan lounge and kitchen area, shower room and bedroom. The lounge spans the width of the property and is a generous size. It benefits a large bay window that allows plenty of natural light to flood the space creating a bright inviting room. The kitchen has a range of cupboards with Washing Machine, Fridge Freezer and a built-in oven and hob.

The bedroom is a generous double with Double Bed, Two wardrobes and bedside tables, enjoying a westerly-facing window. The shower room adjacent has a large step-in shower, with a wash hand basin & W/C.

The EPC for this property is E

The Council Tax is Band A

Room Dimensions

Lounge/Diner 20'8" x 14'6" into bay > 11'7" (6.32 x 4.42 into bay > 3.55)

Bedroom One 15'3" max x 8'8" (4.65 max x 2.65)

Shower Room 8'0" max x 5'5" irregular shape (2.46 max x 1.67 irregular shape)

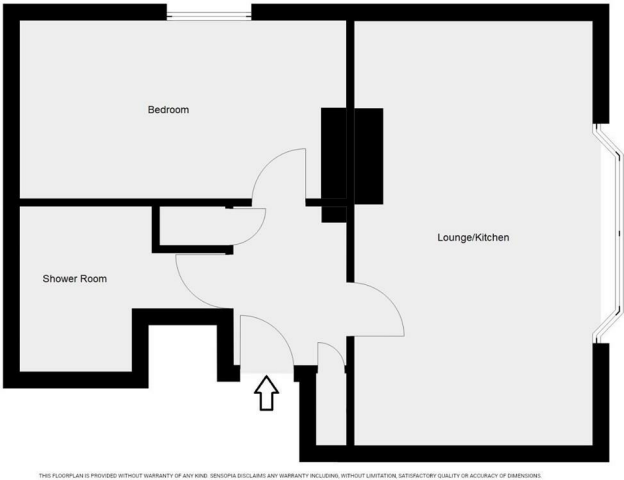
Application Process

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.wilsonsminney.co.uk/application](http://www.wilsonsminney.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>                          |         |           | (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 |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | 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.