



## Instinct Guides You



### The Esplanade, Weymouth £1,050 PCM

- Stones Throw To Weymouth Beach
- Two Double Bedrooms
- Rear Courtyard
- Close To Amenities
- EPC = C
- Off Road Parking
- Open Plan Lounge/Diner
- Utility Area
- Level Walk To Harbour
- Council Tax Band 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.

Wilson Tominey  
WEYMOUTH & 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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A spacious TWO DOUBLE BEDROOM flat with OPEN PLAN LOUNGE/DINER and PARKING located on Weymouth's ESPLANADE. Available for a short term let, this property is comes part furnished and benefits from a central location in the town. With a short walk to the local amenities and a stones throw away from Weymouth Beach, this flat features a courtyard area to enjoy a coffee in the morning at the rear and steps to access the main road straight onto the beach.



The EPC is C

The Council Tax is Band B

## Room Dimensions

Lounge/Diner 19'11" max x 13'11" (6.09m max x 4.26m)

Kitchen 9'10" x 9'8" (3m x 2.97m)

Bedroom One 14'1" > 11'7" x 9'4" (4.3m > 3.54m x 2.87m)

Bedroom Two 14'1" x 6'11" (4.3m x 2.13m)

Bathroom 9'1" x 5'10" (2.77m x 1.8m)



## 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.

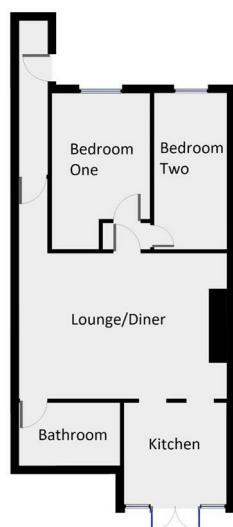


**IMPORTANT:** Prior to submitting an application, please conduct all other investigations to satisfy yourself with the property - a drive by of the location, viewing the virtual/ video tour (where available), studying the floor-plan/ measurements/ photos.



Please copy and paste the link below into your web browser if you would like an application:

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



Energy Efficiency Rating	
	Current
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 <sub>2</sub> ) Rating	
	Current
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	