



Instinct Guides You



## Clarence Buildings, The Esplanade £800 PCM

- Ground Floor
- Large One Bedroom
- The Esplanade
- Lounge/ Kitchen Area
- EPC = D
- Close To Harbour & Amenities
- Long Term Let
- Close To Transport Links
- Central Location
- 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



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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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Perfectly positioned just moments from Weymouth's vibrant harbour, this well-proportioned one-bedroom ground floor apartment offers comfortable coastal living right in the heart of town.

The property boasts bright and airy accommodation throughout, featuring a sociable open-plan living room and kitchen, ideal for both relaxing and entertaining. The generously sized double bedroom benefits from dual aspect windows, allowing plenty of natural light to flood the space and create a welcoming atmosphere. A modern shower room completes the accommodation.

Situated in a highly convenient central location, you'll have Weymouth's picturesque harbour, local shops, restaurants, and transport links all within easy walking distance, making this home perfectly suited to those looking to enjoy town and seaside living combined.

Available for long-term let.

EPC Rating: D  
Council Tax Band: A

Room Dimensions

Living Area 15'10 x 13'2 (4.83m x 4.01m)

Bedroom 14'7 x 13'11 (4.45m x 4.24m)

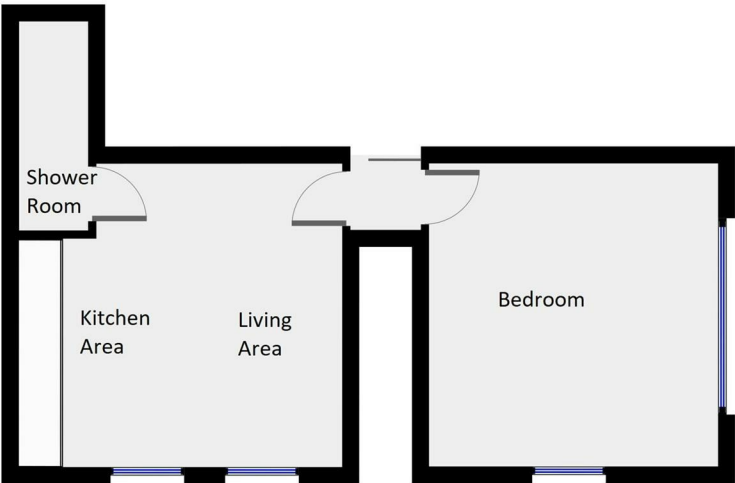
Application Process

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:

wilsonsominey.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 <sub>2</sub> ) Rating		
	Current	Potential
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	

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.