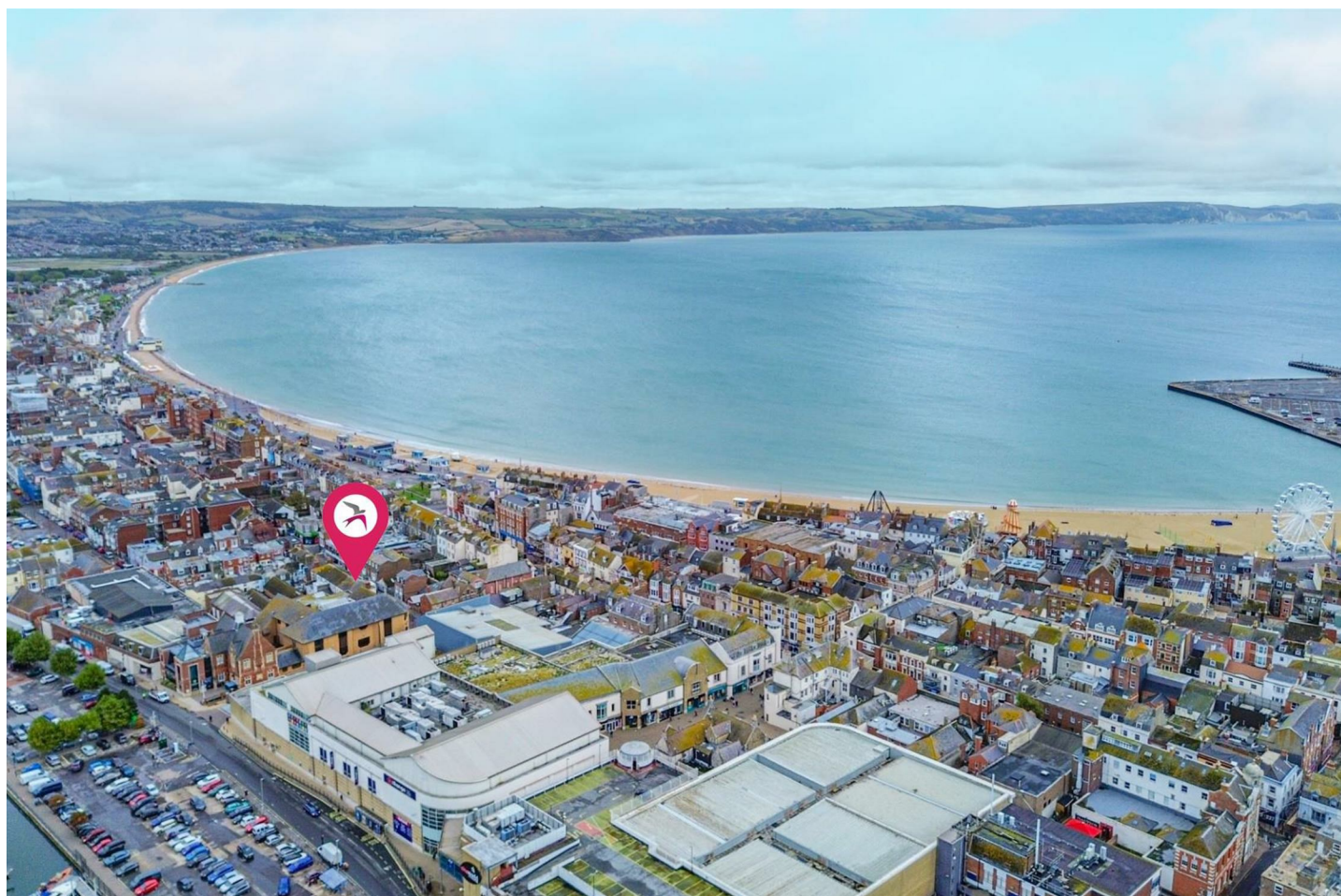




Instinct Guides You



Great George Street, Weymouth £1,050 PCM

- Two Bedroom Maisonette
- Open Plan Living
- Short Walk To Seafront
- Central Weymouth Location
- Council Tax Band: A
- Excellent Transport Links
- Short Walk To Weymouth Beach
- Near Shops And Cafés
- Generous Living Space
- EPC: C



**Submit Your
Application
Today...**

Head to www.wilsonsominey.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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W www.wilsonstominey.co.uk



Set within the heart of Weymouth town centre, this well presented two bedroom maisonette is ideally positioned on Great George Street, moments from the seafront, harbour, shops, cafés and transport links. The property offers bright, well proportioned accommodation arranged over two floors, with a spacious open plan living area, modern fitted kitchen, contemporary bathroom and two generously sized bedrooms, making it well suited to both residential use and investment.

The property is accessed from street level, with stairs rising to the main accommodation. The first floor opens into a large open plan living room and kitchen, benefitting from ample natural light from front facing windows. The living area provides space for seating and dining, while the kitchen is fitted with a range of matching units, integrated appliances and wood effect flooring that continues through the space, creating a practical and cohesive layout.

Also on this level is the bathroom, fitted with a white suite comprising a bath with shower over, wash hand basin and WC, complemented by tiled walls and flooring.

A further staircase leads to the upper floor where two bedrooms are located. Both rooms are well sized and naturally lit, offering flexibility for use as double bedrooms or alternative arrangements such as a home office or guest room. The layout provides good separation between living and sleeping areas, enhancing privacy.

Great George Street is centrally located within Weymouth, offering easy access to the beach, town amenities and the picturesque harbour, all within a short walk.

EPC: C
Council Tax Band: A



Room Dimensions

- Bathroom 11'10" x 6'8" (3.61 x 2.04)
- Livingroom/Kitchen 25'3" max x 14'11" max (7.70 max x 4.56 max)
- Bedroom One 13'8" x 12'1" (4.18 x 3.69)
- Bedroom Two 15'1" x 9'2" (4.62 x 2.81)

Application Process

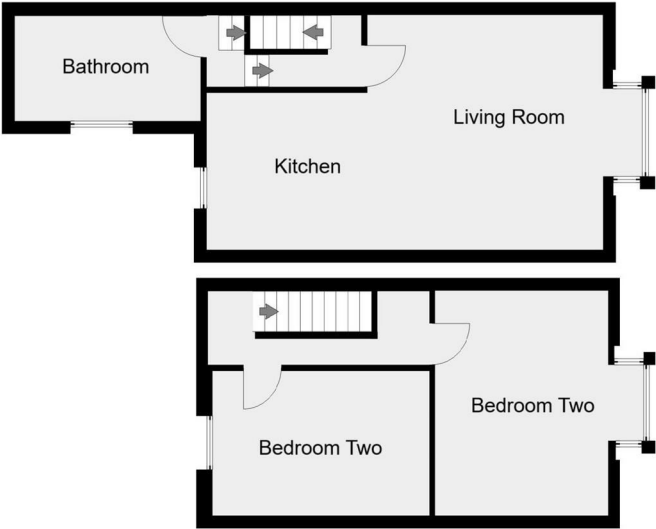
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

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.wilsonminey.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.