



Instinct Guides You



Stanley Street, Weymouth £1,325 Per Month

- Two Reception Rooms
- New Ground Floor Bathroom
- New Modern Fitted Kitchen
- First Floor WC
- EPC: D
- Secure Enclosed Passageway
- Close To Weymouth Harbour
- Walking Distance To Town Centre
- Excellent Transport Links
- Council Tax Band: B



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, WilsonTominey aims to be in contact within 7 working days.

Lettings & Property Management



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.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsonsominey.co.uk
W www.wilsonsominey.co.uk



Situated on Stanley Street, close to Weymouth town centre, the picturesque harbour and the seafront, this spacious three bedroom terraced house offers generous accommodation across two floors, including two reception rooms, a fitted kitchen, ground floor bathroom, first floor WC and an enclosed low maintenance rear garden. The property is ideally positioned for easy access to a wide range of local amenities, schools and transport links.

The front door opens into an entrance hall with stairs rising to the first floor. To the front of the property, the living room is a bright reception space featuring a bay window and feature fireplace. An opening leads through to the separate dining room, creating an ideal layout for both everyday living and entertaining.

Beyond the dining room is the fitted kitchen, offering a range of base units with work surfaces, tiled flooring and space for appliances. The kitchen provides access to the enclosed secure passageway, which in turn opens onto the rear garden. The ground floor accommodation is completed by the bathroom, fitted with a bath, wash hand basin, EC & shower.

The first floor landing gives access to all three bedrooms. Bedroom one is a generous double positioned at the front of the property with a bay window. Bedroom two is another comfortable double overlooking the rear, while bedroom three is another good sized room with a rear over look. A separate WC is also located on the first floor, adding further practicality.

Outside, the enclosed rear garden has been designed for ease of maintenance with a spacious paved seating area, ideal for outdoor dining and entertaining.

A spacious period home in a highly convenient location, offering flexible accommodation and excellent access to everything Weymouth town centre and the coastline have to offer.

Agent notes: Garden due to be renovated prior to occupation.

EPC: D
Council Tax Band:

Room Dimensions

Living/Dining Room 22'8" x 9'4" (6.93 x 2.85)

Kitchen 17'7" x 8'1" (5.38 x 2.47)

Bathroom 8'0" x 5'5" (2.45 x 1.66)

Bedroom One 14'10" x 10'11" (4.54 x 3.35)

Bedroom Two 11'5" x 9'5" (3.49 x 2.88)

Bedroom Three 10'4" x 8'2" (3.17 x 2.49)

Application Process

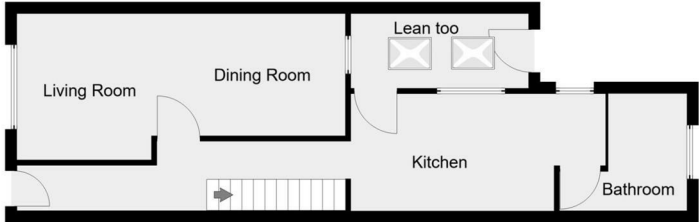
Interested in Applying?

Due to the high level of demand, all applicants are required to complete our online application form before a viewing can be considered.

Please submit your application via our website using the link below:

www.wilsonsominey.com

Once your application has been received and reviewed, a member of our lettings team will contact you regarding the next steps. Please ensure all information provided is accurate and complete to avoid any delays in processing your 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.