



Instinct Guides You



## Wedgewood Road, Weymouth £1,550 Per Month

- Three Bedrooms
- En-suite
- Long Term Let
- Walking Distance To Town
- EPC - C
- Parking
- Well Presented Throughout
- Close To Amenities
- Early Enquires Recommended
- Council Tax - D



**Submit Your Application Today...**

Head to [www.wilsonsotominey.co.uk](http://www.wilsonsotominey.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.

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.

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Situated in the popular residential area of Wedgwood Road, this well-presented three-bedroom home offers spacious and versatile accommodation, making it an ideal choice for families or professional tenants seeking a long-term let.

The property comprises a bright and welcoming living room, a separate dining room ideal for family meals or entertaining, a well-appointed kitchen with ample storage and workspace, and the added convenience of a downstairs cloakroom.

Ascending upstairs is a further two floors, there are three generously proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room, together with a modern family bathroom.

Externally, the property benefits from off-road parking and is ideally positioned within walking distance of Weymouth town centre, a wide range of local amenities, schools and transport links. Offering well-presented accommodation throughout and an EPC rating of C, this excellent home is expected to generate strong interest.

Early enquiries are highly recommended

Agent Notes - Garage not included.

## Room Dimensions

Lounge 14'1" x 13'0" (4.31 x 3.98)

Dining Room 11'7" x 7'8" (3.54 x 2.35)

Kitchen 10'0" x 8'1" (3.05 x 2.47)

W/C

Bedroom One 10'9" x 9'5" (3.29 x 2.88)

Bedroom Two 11'2" x 9'8" (3.41 x 2.96)

Bedroom Three 17'8" x 12'8" (5.39 x 3.88)

Bathroom 6'10" x 6'2" (2.1m x 1.89m)

En-Suite

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.wilsontominey.com](http://www.wilsontominey.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		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		73	(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 <sub>2</sub> 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.