



Instinct Guides You



Geelong Close, Weymouth £1,300 PCM

- Three Bedroom
- Long Term Let
- Available March
- Large Living Room
- EPC - C
- Newly Decorated Throughout
- Family Bathroom
- Front & Rear Garden
- Littlemoor
- Council Tax - B

**Submit Your
Application
Today...**

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to complete our application form

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All applications will be shortlisted for viewings. Once shortlisted, Wilson Tominey aims to be in contact within 7 working days.

Wilson Tominey
WEYMOUTH & COASTLINE



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Situated within a quiet cul-de-sac on the outskirts of Weymouth, this well-proportioned three-bedroom home offers spacious accommodation arranged over two floors. The property benefits from a large kitchen/breakfast room, generous lounge, private rear garden and family bathroom, making it an ideal home for families, couples or professional sharers.

Upon entering, you are welcomed into a central hallway with stairs rising to the first floor and access to the ground floor living space. To the right sits the bright and spacious lounge, filled with natural light from the front aspect window and offering plenty of room for both relaxing and entertaining.

To the rear of the property is the impressive kitchen/breakfast room, featuring extensive worktop space, fitted cabinetry and room for appliances. There is ample space for a dining table, creating a sociable hub of the home, and convenient access through to the garden.

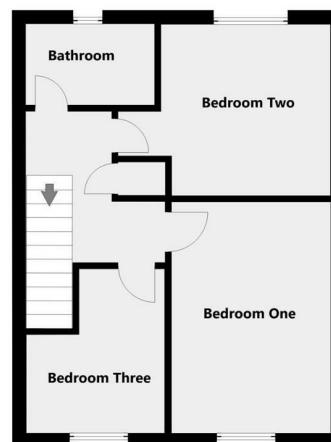
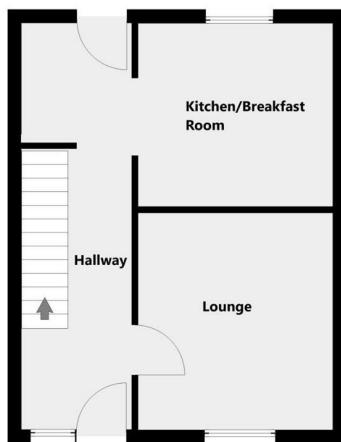
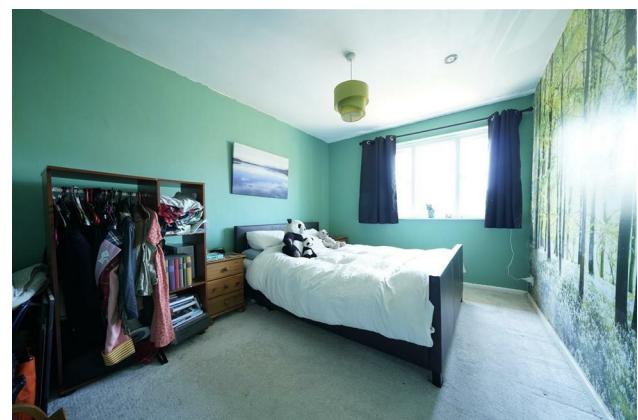
Upstairs, the first floor comprises three comfortable bedrooms. Bedroom One is a spacious double with room for wardrobes and additional furniture. Bedroom Two is another good-sized double, while Bedroom Three is a well-proportioned single ideal as a child's bedroom, home office or guest room.

The family bathroom is fitted with a full-length bath and overhead shower, wash basin and WC, finished with complementary tiling.

Externally, the property benefits from a private rear garden laid to patio and lawn, providing a pleasant outdoor seating area and practical space for everyday use. To the front, a low-maintenance garden sets the property back from the road, with communal parking available nearby.

EPC - C
Council Tax - B

Room Dimensions



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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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

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