



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...**

Head to 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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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.

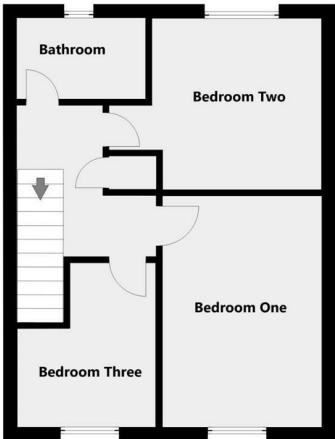
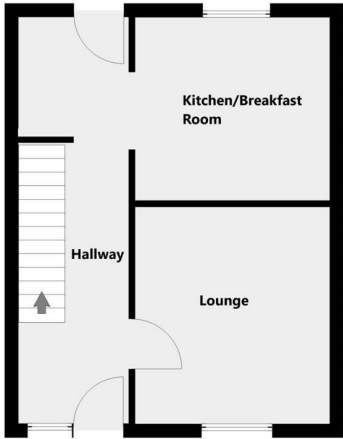
Upstairs, the first floor comprises three comfortable bedrooms. Bedroom One is a spacious double with room for wardrobes and additional furniture. Bedroom Two is another good-sized double, while Bedroom Three is a well-proportioned single ideal as a child's bedroom, home office or guest room.

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		
England & Wales	EU Directive 2002/91/EC	81

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.