



Instinct Guides You



Portland Road, Weymouth £1,200 PCM

- Three Bedroom Maisonette
- Private Entrance
- Long Term Let
- Moments From Amenities
- EPC = D
- Sea Views
- Communal Garden
- Allocated Parking
- Close To Coastal Walks
- 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, 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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*** PLEASE SEE APPLICATION PROCESS ***

THREE DOUBLE BEDROOM MAISONETTE with PRIVATE ENTRANCE and ALLOCATED PARKING in WYKE REGIS with VIEWS towards Portland Harbour and the sea. The property is situated close to a bus stop, many local amenities and is approximately 2 miles from Weymouth Town Centre.

As you enter the property and ascend to the first floor, you enter into a hallway that leads straight onto the lounge/diner. Situated at the front of the property, spanning the width of the building, the lounge/diner is a bright and airy room with help from the bay window enabling natural light to flood the room. As you follow the main hallway around, you come to the second bedroom which has built in storage and a bay window to the side of the room. At the rear of the property there is the third bedroom, with a window overlooking the communal garden, and the kitchen with ample worktop space and storage cupboards. The main bathroom is found next to the kitchen and has a close coupled W/C, bath with shower over and hand basin.

Rising to the upper floor you find the main double bedroom with dormer window and en suite. With plenty of space for bedroom furnishings the main bedroom is an excellent room with incredible sea views out over Portland harbour, looking onto Portland.

Outside there are is a communal garden with a patio and lawn area whilst at the front of the property there is off road parking.

The EPC for this property is D

The Council Tax is Band B

Room Dimensions

Lounge/ Diner 21'10 x 16'6 max (6.65m x 5.03m max)

Kitchen 10'11 x 7'11 (3.33m x 2.41m)

Master Bedroom 19'10 x 9'2 (6.05m x 2.79m)

En-Suite 9'1 x 5'5 (2.77m x 1.65m)

Bedroom Two 13'11 x 12'3 (4.24m x 3.73m)

Bathroom 7'5 x 8'6 (2.26m x 2.59m)

Application Process

Due to the current high level of demand, we are asking all prospective tenants to submit an application prior to viewing. Once in receipt of an application, the landlord 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:

wilsontominey.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.