



Instinct Guides You



## Maycroft Road, Weymouth £1,400 PCM

- Close To Harbour
- Modern Fitted Kitchen
- Separate Dining Area
- Private Rear Garden
- EPC: E
- Popular Residential Location
- Nearby Hope Square and Newtons Cove
- Feature Fireplace
- Versatile Sun Room
- Council Tax Band: B



**Submit Your Application Today...**

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

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Situated in a popular residential area of Weymouth, this charming terraced property combines modern presentation with generous living space across two floors. Located within easy reach of the town centre, seafront and local amenities, the home also benefits from a private rear garden with a decked seating area, making it an ideal choice for those seeking both convenience and comfort.

The property has gas central heating throughout and on entry opens into a bright living room featuring a bay window, neutral décor and a feature fireplace with built-in shelving to either side. The room flows through into a dining area that offers ample space for a family table, continuing the light and airy feel. From here, access leads into a modern galley-style kitchen fitted with sleek cabinetry, integrated appliances and tiled splashbacks. To the right of the kitchen, a sun room provides further versatility with double doors opening onto the garden. At the rear of the ground floor lies a family bathroom fitted with a bath and overhead shower, WC and wash basin.

Upstairs, the first floor offers three bedrooms and a separate WC. The principal bedroom is generously proportioned, finished in soft neutral tones with space for additional furnishings. A second double bedroom is also well sized, while the third bedroom is arranged as a comfortable single. The landing provides access to a convenient cloakroom with WC and wash hand basin.

Externally, the rear garden is enclosed and arranged with a raised decked terrace, ideal for outdoor dining or entertaining. The space is complemented by planted borders and fencing that ensures privacy.

This property presents an excellent opportunity to rent in a sought-after Weymouth location, finished to a high standard throughout and ready for immediate occupation.

EPCE  
CT - B

Room Dimensions

- Living Room 10'9" x 10'5" (3.29 x 3.18)
- Dining Room 14'2" max x 10'4" (4.33 max x 3.17)
- Kitchen 12'9" x 7'5" (3.9 x 2.27)
- Sun Room 15'11" x 5'8" (4.87 x 1.73)
- Bathroom 8'10" x 5'6" (2.7 x 1.7)
- Bedroom One 14'2" x 10'5" (4.32 x 3.2)
- Bedroom Two 10'5" x 8'7" (3.18 x 2.64)
- Bedroom Three 7'5" x 7'3" (2.28 x 2.21)

**Application Process**  
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.  
  
Once in receipt of an application, these will be sent to the landlord and they 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:

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| Energy Efficiency Rating                    |                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                    |           |
|---------------------------------------------|--------------------|-----------|-----------------------------------------------------------------|--------------------|-----------|
|                                             | Current            | Potential |                                                                 | Current            | Potential |
| Very energy efficient - lower running costs | (92 plus) <b>A</b> |           | Very environmentally friendly - lower CO <sub>2</sub> emissions | (92 plus) <b>A</b> |           |
|                                             | (81-91) <b>B</b>   |           | (81-91) <b>B</b>                                                |                    |           |
|                                             | (69-80) <b>C</b>   |           | (69-80) <b>C</b>                                                |                    |           |
|                                             | (55-68) <b>D</b>   |           | (55-68) <b>D</b>                                                |                    |           |
|                                             | (39-54) <b>E</b>   |           | (39-54) <b>E</b>                                                |                    |           |
|                                             | (21-38) <b>F</b>   |           | (21-38) <b>F</b>                                                |                    |           |
|                                             | (1-20) <b>G</b>    |           | (1-20) <b>G</b>                                                 |                    |           |
| Not energy efficient - higher running costs |                    |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                    |           |
| England & Wales                             |                    |           | England & Wales                                                 |                    |           |
| EU Directive 2002/91/EC                     |                    |           | 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.