



Instinct Guides You



The Esplanade, Weymouth £1,050 PCM

- Stones Throw To Weymouth Beach
- Two Double Bedrooms
- Rear Courtyard
- Close To Amenities
- EPC = C
- Off Road Parking
- Open Plan Lounge/Diner
- Utility Area
- Level Walk To Harbour
- 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 ***

A spacious TWO DOUBLE BEDROOM flat with OPEN PLAN LOUNGE/DINER and PARKING located on Weymouth's ESPLANADE. This property comes part furnished and benefits from a central location in the town. With a short walk to the local amenities and a stones throw away from Weymouth Beach, this flat features a courtyard area to enjoy a coffee in the morning at the rear and steps to access the main road straight onto the beach.

The EPC is C

The Council Tax is Band B

Room Dimensions

Lounge/Diner 19'11" max x 13'11" (6.09m max x 4.26m)

Kitchen 9'10" x 9'8" (3m x 2.97m)

Bedroom One 14'1">11'7" x 9'4" (4.3m>3.54m x 2.87m)

Bedroom Two 14'1" x 6'11" (4.3m x 2.13m)

Bathroom 9'1" x 5'10" (2.77m x 1.8m)

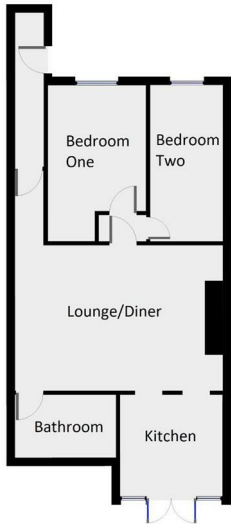
Application Process

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.