



Instinct Guides You



## Rodwell Street, Weymouth £700 Per Month

- Newly Renovated
- Second Floor
- Modern Fitted Kitchen
- Close To Local Amenities
- Council Tax Band A
- Available For Long Term let
- Rodwell
- Short Walk To Harbour
- Modern Shower Room
- EPC = TBC

**Submit Your Application Today...**

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

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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\*\*\*PLEASE SEE APPLICATION PROCESS \*\*\*

Available on Rodwell Street, Weymouth, this newly renovated flat offers a delightful blend of modern living and coastal charm. With one spacious reception room that seamlessly integrates with a contemporary lounge and kitchen area, this property is perfect for those who appreciate open-plan living.

The flat features one well-appointed bedroom, providing a comfortable retreat for relaxation. The modern shower room is designed with style and functionality in mind, ensuring a refreshing start to your day.

One of the standout features of this property is its prime location. Just a short walk from the picturesque harbour, residents can enjoy the vibrant atmosphere that Weymouth has to offer. Whether you fancy a leisurely stroll along the waterfront or indulging in the local eateries, everything is conveniently close at hand.

This flat is available for long-term let, making it an ideal choice for individuals or couples seeking a comfortable and stylish home in a sought-after area. With its modern finishes and prime location, this property is perfect those looking for a blend of convenience and coastal living.

Council Tax Band A

EPC = TBC

## Room Dimensions

Lounge/Kitchen 15'8" max x 11'10" (4.79m max x 3.61m)

Bedroom 11'0" x 9'4" max >7'1" (3.36m x 2.86m max >2.17m)

## Application Process

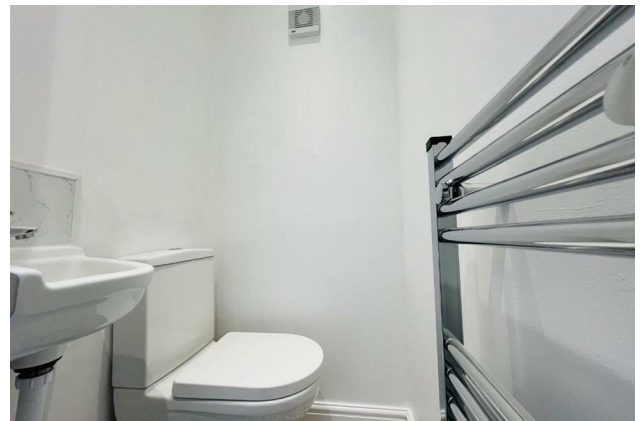
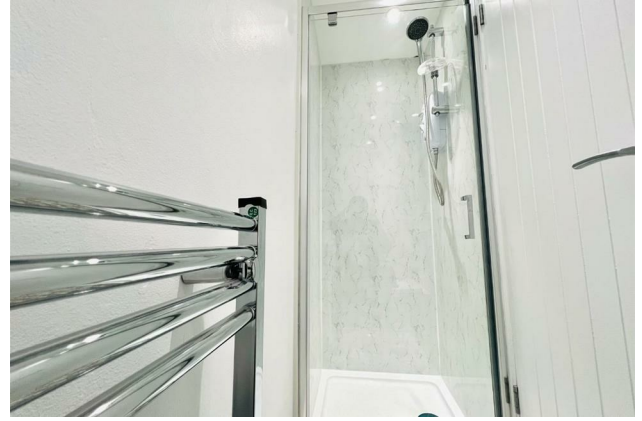
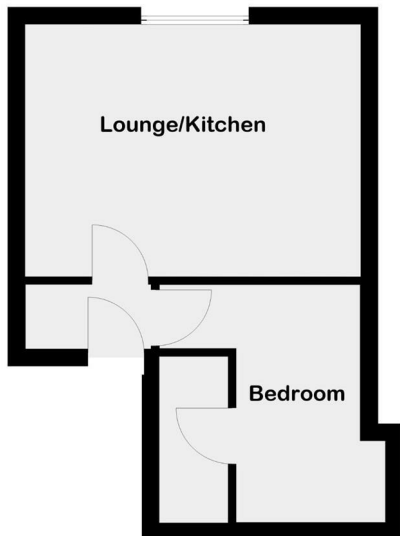
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

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:

[wilsontominey.co.uk/application](http://wilsontominey.co.uk/application)



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

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.