

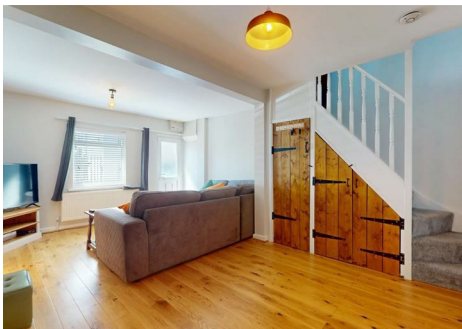


Instinct Guides You



Holly Road, Weymouth £1,200 Per Month

- Long Term Let
- Well Presented Throughout
- Two Bedrooms
- Low Maintenance Garden
- Council Tax - A
- Outhouse
- Newly Installed Shower
- Walking Distance To Town
- Early Enquires Recommended
- EPC - D



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.

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.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsonstominey.co.uk
W www.wilsonstominey.co.uk



Situated in a convenient residential location on Holly Road, Weymouth, this well-presented two-bedroom house offers spacious and comfortable accommodation, making it an ideal long-term home.

The property has been well maintained throughout and comprises a welcoming living room, a fitted kitchen, two well-proportioned bedrooms, and a bathroom benefiting from a newly installed shower.

Externally, there is a low-maintenance enclosed rear garden, perfect for those looking to enjoy outdoor space without the upkeep, together with a useful outhouse providing excellent additional storage.

Ideally positioned within walking distance of Weymouth town centre, the property offers easy access to a wide range of shops, amenities, transport links, and local schools.

Council Tax Band A and an EPC Rating of D.

Early enquiries and viewings are highly recommended to avoid disappointment.

Agent notes: Sofa, large wardrobes, washing machine, fridge/freezer, tv stand and shelves are all gifted to the property.

Room Dimensions

Lounge 17'11" x 13'0" (5.48m x 3.98m)

Kitchen 11'4" x 11'3" (3.47m x 3.44m)

Bedroom One 12'11" x 9'9" (3.96m x 2.98m)

Bedroom Two 12'10" x 11'9" (3.93m x 3.60m)

Bathroom 7'11" x 7'11" (2.43m x 2.414m)

Application Process

Interested in Applying?

Due to the high level of demand, all applicants are required to complete our online application form before a viewing can be considered.

Please submit your application via our website using the link below:

www.wilsontominey.com

Once your application has been received and reviewed, a member of our lettings team will contact you regarding the next steps. Please ensure all information provided is accurate and complete to avoid any delays in processing your application.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		62
(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

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.