



Instinct Guides You



## The Maltings, Weymouth £1,400 PCM

- Long Term Tenancy
- Three Bedrooms
- Open Plan Living
- Furnished Property
- EPC = C
- Short Walk to Harbour
- Two Parking Spaces
- Conservatory
- Low Maintenance Garden
- Council Tax Band C



**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, 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 \*\*\*

Situated just a stone's throw from Brewers Quay, this well-presented three bedroom end of terrace house is located in the highly sought-after development of The Maltings, offering a fantastic blend of convenience and modern living.

The ground floor boasts a bright and spacious open-plan living area, ideal for both relaxing and entertaining, seamlessly flowing into a conservatory which provides additional living space and direct access to the garden. The kitchen is well-appointed, complementing the sociable layout of the home.

Upstairs, the property offers two generously sized double bedrooms, both benefiting from built-in storage, alongside a third single bedroom which would be ideal as a home office or nursery. A modern family bathroom completes the first floor.

Externally, the property enjoys a low-maintenance rear garden, featuring a patio area perfect for outdoor seating or BBQs, making the most of the afternoon sun. Further benefits include two allocated parking spaces, a rare and valuable feature in this location.

Ideally positioned close to the harbourside, local amenities, and transport links, this property presents an excellent opportunity for those seeking a comfortable home in a prime Weymouth setting.

The EPC for this property is C

The Council Tax is Band C

## Room Dimensions

Lounge/Kitchen/Diner 25'0" x 16'2">8'11" (7.63m x 4.94m>2.73m)

Bedroom One 11'1" x 9'6" (3.4m x 2.9m)

Bedroom Two 11'1" x 8'7" (3.4m x 2.64m)

Bedroom Three 7'5" x 7'3" (2.28m x 2.23m)

Conservatory 7'4" x 7'4" (2.25m x 2.25m)

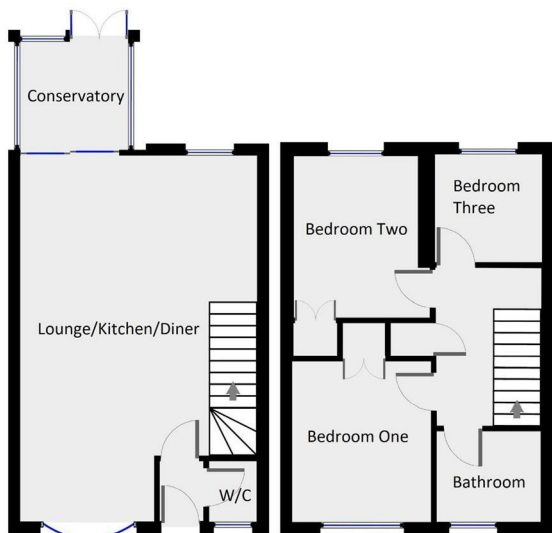
### Application Process

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](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>86</b> <b>72</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	
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.