



Instinct Guides You



Wiltshire Avenue, Weymouth £1,150 PCM

- Long Term Let
- Front Shed
- Well Presented
- Apply Via Website
- EPC - In Progress
- Large Living Room/Diner
- Summer House In Garden
- Rear Access
- Available July
- Council Tax - 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, 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.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

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



Situated in a popular residential location, this well presented two bedroom home on Wiltshire Avenue offers spacious accommodation throughout, including a large living room/diner, two generous double bedrooms and a low maintenance rear garden. Available for a long term let, the property would make an ideal home for a professional couple, small family or downsizer seeking comfortable and well maintained accommodation.

The property opens into a welcoming entrance hallway leading through to a spacious living room/diner with ample room for both lounge and dining furniture, creating an excellent space for relaxing or entertaining. The kitchen offers a practical layout with good storage and workspace.

To the first floor are two large double bedrooms, both offering plenty of natural light and space for additional furnishings. The shower room is fitted with a modern suite including a walk in shower, wash hand basin and WC.

Externally, the property benefits from a well presented low maintenance rear garden, providing an enjoyable outdoor space with minimal upkeep required.

Agent notes: The shed in the rear garden is not included with the let.

EPC - In progress
Council Tax - B

Room Dimensions

Living Room 21'5" > 9'8" x 12'5" > 9'7" (6.54 > 2.96 x 3.81 > 2.93)

Kitchen 11'2" x 8'9" (3.42 x 2.67)

Bedroom One 8'2" x 16'10" > 15'8" (2.5 x 5.14 > 4.79)

Bedroom Two 12'9" x 11'1" > 9'8" (3.89 x 3.40 > 2.95)

Bathroom 5'3" x 7'4" (1.62 x 2.26)

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:

www.wilsontominey.co.uk/application



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. LANDLORDS DISCLAIM ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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.