



Instinct Guides You



## Carlton Road South, Weymouth £675 PCM

- Self Contained Annex Studio
- Brand New
- Bills Are An Additional £200 pcm
- Shower Room
- EPC - In Progress
- Fully Furnished
- Walking Distance To Town
- Underfloor Heating
- Long Term Let
- Available December



**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.



A well-presented and self-contained studio annexe, ideally situated in the Carlton Road South area of Weymouth. This superb location places you within easy reach of Weymouth College, local shops, and excellent transport links, making it an ideal base for a single professional or student.

The property has been recently completed to a high standard and offers a comfortable, modern living space. Inside, you'll find a brand-new (soon to be) fully furnished studio layout, featuring quality furnishings and a contemporary finish throughout.

A stylish shower room provides modern convenience, and the property further benefits from underfloor heating, offering an efficient and cosy environment all year round.

Bills are charged at an additional £200pcm which include water, electric and council tax, covering utilities for ease and simplicity.

Available from December on a long-term let, this attractive annexe offers convenience, comfort, and a fantastic location.

EPC - In progress

## Room Dimensions

**Shower Room 6'11" x 3'6" (2.11 x 1.07)**

**Living Area/Bedroom 19'0" x 7'4" (5.80m x 2.25m)**

### 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.wilsonstominey.co.uk/application](http://www.wilsonstominey.co.uk/application)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		