



Instinct Guides You



Farwell Crescent, Weymouth £1,500 PCM

- Beautifully Presented
- Garage & Parking
- Westerly Rear Garden
- Three Bedrooms
- Cul-De-Sac Location
- Cloakroom
- Close To Amenities & Country Walks



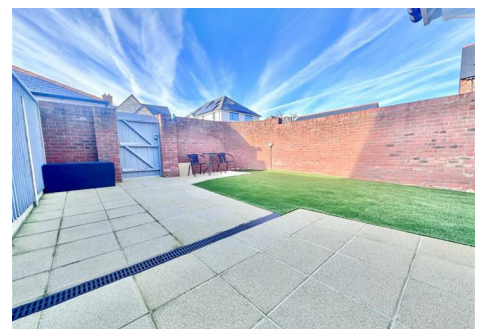
Submit Your Application Today...

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.

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A BEAUTIFULLY PRESENTED, three-bedroom end of terrace house with MODERN KITCHEN, WESTERLY FACING GARDEN, GARAGE and PARKING in CHICKERELL. This stunning family home is situated in a peaceful location on Farwell Crescent within close proximity to many amenities including popular schools, pubs, supermarket and coffee shop.

Stepping through the front door an entrance hallway, with stairs to the first floor, and a modern downstairs cloakroom leads to the living area. The living area, situated to the left of the hallway, benefits from a front aspect window and chimney breast with inset LOG BURNER, providing an excellent focal point to the room. The dining area, situated to the rear of the property at the opposite end of the lounge, boasts French doors onto the WESTERLY GARDEN and a square arch into the kitchen, giving the room a perfect flow for family living.

The modern kitchen with white fitted units and wood effect work surfaces over, offers ample space for appliances, plus a built in cooker and hob and window overlooking the garden. Ascending to the first floor a landing space provides access to the various upstairs rooms with a window bringing the light through. The main bedroom is a generous double, with ample space for a double bed and wardrobe. The second and third bedrooms are both adequate sizes; one overlooking the front, the other the rear.

A family bathroom leads from the landing with panelled bath and separate shower cubicle, as well as a close coupled WC and wash hand basin. The bathroom is complete with a heated towel rail, tiled walls and flooring. Stepping outside, the rear garden is paved with an artificial lawn, enjoying a sunny Westerly aspect, perfect for barbequing or alfresco dining. A back gate leads to the parking area with parking for one car and access into the garage.

EPC: B
Council Tax: C

Room Dimensions

Lounge/Diner 20'9" x 11'1" (6.35m x 3.40m)

Kitchen 8'0" x 6'2" (2.45 x 1.9)

Bedroom One 11'3" x 9'8" (3.45m x 2.95m)

Bedroom Two 9'2" x 7'10" (2.80m x 2.41m)

Bedroom Three 8'2" x 7'10" (2.49m x 2.41m)

Application Process

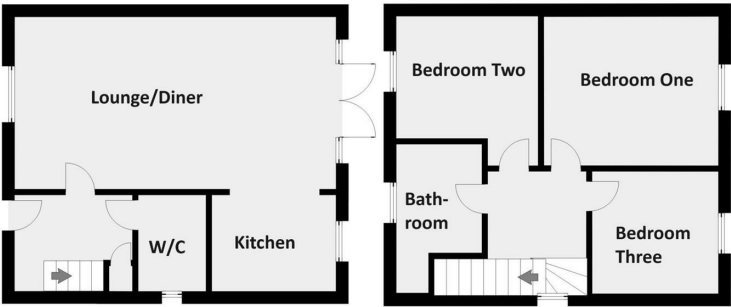
Interested in Applying?

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			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		95	(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.