



Instinct Guides You



Abbotsbury Road, Weymouth £1,500

- Off Road Parking
- Two En-Suites
- Underfloor Heating
- Modern Town House
- EPC = C
- Southerly Aspect Garden
- Three Bedrooms
- Short Level Walk To Town
- Close To Local Amenities
- Council Tax Band C



**Submit Your
Application
Today...**

Head to 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.

WilsonTominey
PROPERTY & COASTLINE



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 ***

A modern, generous sized THREE DOUBLE BEDROOM town house with two en-suite's and parking in Weymouth. With a southerly facing garden this property is attractive in design and the house benefits from underfloor heating.

Briefly the accommodation comprises on the ground floor; entrance hallway, lounge opening into a conservatory with French doors opening onto the southerly aspect rear garden, modern fitted kitchen/diner with integral appliances including fridge/freezer.

To the first floor are two generous bedrooms, one being en-suite and a family bathroom whilst on the second floor is the main bedroom also with en-suite, a fantastic room with vaulted ceilings, front aspect porthole window and rear aspect windows with views across Weymouth.

Outside are front and rear gardens and pedestrian access gate to the off road parking spaces for two cars.

Please Note: The photos of the property are from before the current tenant moved in

The EPC for this property is C
The Council Tax is Band C

Room Dimensions

- Lounge 12'8" x 11'4" (3.86 x 3.45)
- Conservatory 12'0" x 6'9" (3.66 x 2.06)
- Kitchen/Diner 18'7" max x 6'11" max (5.66 max x 2.11 max)
- Bedroom One 31'10" max x 13'10" max > 5'7" (9.70 max x 4.22 max > 1.70)
- Bedroom Two 12'9" x 11'4" (3.89 x 3.45)
- Bedroom Three 11'0" max x 9'11"into bay (3.35 max x 3.02into bay)

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



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		90	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	80		(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.