



Instinct Guides You



Dawlish Cresnet, Weymouth £1,450 PCM

- Wyke Regis
- Utility Room & En Suite
- Three Double Bedrooms
- Close To Local Amenities
- EPC = C
- Juliette Balcony
- End Of Terrace
- Short Walk To Rodwell Trail
- Close To Schools
- Council Tax Band 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, 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 ***

A generously sized THREE DOUBLE BEDROOM property located in Wyke Regis close to the Rodwell Trail. With LOCAL AMENITIES, SHOPS and PARKS nearby.

Entering through the front door there is a large wrap-around style storage area, ideal for bikes and boots, before entering the property itself. A small entrance hall provides access to the lounge, found at the front of the property, and through to the kitchen/diner at the rear. The modern kitchen/diner is a lovely space with plenty of cupboard space and worktop surface whilst still having space for a dining table. There is a door leading out to the utility space which has a sink and space for a washing machine. Also from the kitchen are patio doors taking you out into the garden.

On the first floor is the family bathroom consisting of bath with shower over, hand wash basin and WC. Bedrooms two and three are on this floor, both good sized double rooms with both featuring storage areas built in.

The top floor is where you will find the main bedroom, again a good sized double room, with a shower room en suite. A Juliette balcony and many windows provides excellent natural light for the room and the en suite is finished to a high standard.

The rear garden has a patio area before a few steps take you to an area laid to lawn.

The EPC for this property is C

The Council Tax is Band B

Room Dimensions

Lounge 12'2" x 10'5" (3.71m x 3.18m)

Kitchen 18'3" x 10'0" (5.57m x 3.05m)

Utility 11'1" x 5'4" (3.39m x 1.65m)

Bedroom One 18'2" max > 11'6" x 19'2" max (5.56m max > 3.52m x 5.85m max)

En Suite 12'0" x 5'1" (3.68m x 1.56m)

Bedroom Two 11'11" x 10'2" (3.65m x 3.1m)

Bedroom Three 10'4" x 9'10" (3.16m x 3.02m)

Bathroom 7'6" x 5'6" (2.3m x 1.68m)

Sheltered Storage 29'4" x 4'4" (8.95m x 1.34m)

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			(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.