



Instinct Guides You



Wyke Road, Weymouth £850 PCM

- Far Reaching Views
- Rodwell
- Communal Garden
- Large Kitchen
- Council Tax Band A
- Allocated Parking
- Close To Town
- Near Bus Route
- Close To Amenities
- EPC = E

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.

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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TWO BEDROOM, GROUND FLOOR apartment in RODWELL with PARKING. Situated just a SHORT STROLL from the HARBOURSIDE, TOWN CENTRE and RODWELL TRAIL providing coastal walks. The property benefits from FAR REACHING VIEWS TOWARDS THE SURROUNDING HILLS and COUNTRYSIDE. The accommodation benefits from lounge, LARGE KITCHEN, two bedrooms and bathroom. The main bedroom is a generous double and the second bedroom is a good sized single room or perfect home office/ study.

Please note that this apartment has a shared electric meter with the above property. Therefore a charge is paid in addition to the rent towards the electricity.

The EPC for the property is E

The Council Tax is Band A

Room Dimensions

Living Room 15'0" x 15'0" (4.58 x 4.58)

Front aspect sash window. Radiator. Open feature fireplace. Cornice ceiling. Opening into :-

Kitchen 12'6" max x 12'5" (3.83 max x 3.81)

Fitted kitchen comprising wall and base units with roll edge work surfaces over, built in oven, inset gas hob with extractor hood over, inset single bowl sink unit with drainer, space for washing machine and fridge freezer. Wall mounted boiler. Splash back tiling. Radiator. Open feature fireplace. Rear aspect window. Opening into :-

Bedroom One 11'6" x 10'2" + bay (3.53 x 3.1 + bay)

Rear aspect sash bay window. Radiator.

Bedroom Two 8'1" x 5'7" (2.47 x 1.72)

Front aspect sash window. Radiator.

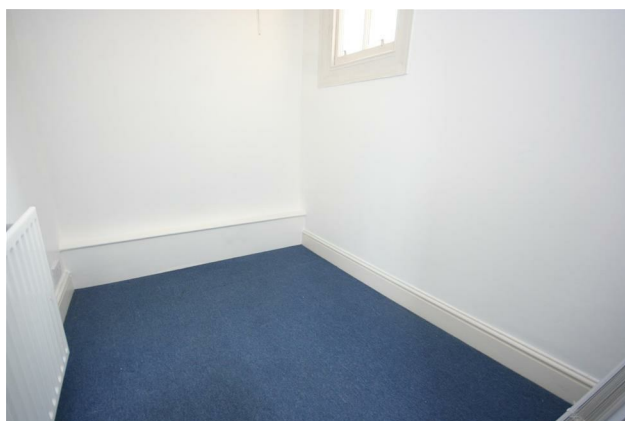
Application Process

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	
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	
	79
	49
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
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.