



Instinct Guides You



Rylands Lane, Weymouth £1,450 PCM

- Well Presented Throughout
- Westerly Garden
- Two Off Road Parking Spaces
- Two Reception Rooms
- EPC = D
- Short Walk To Rodwell Trail
- Three Bedrooms
- Close To Schools
- Available Immediately
- 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, 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 WELL PRESENTED three bedroom house with TWO RECEPTION ROOMS, WESTERLY FACING GARDEN, LARGE SUN ROOM and OFF ROAD PARKING to let in Rylands Lane, Wyke Regis. Positioned within in easy reach of many amenities including popular schools, a large selection of shops, health centre and access onto the Rodwell Trail for pleasant coastal walks.

Stepping inside the initial porch has a useful cloak storage cupboard with access into the inner hall. Stairs rise to the first floor with entrance leading to the main accommodation.

The lounge is positioned to the rear with ample space for furniture with access into the kitchen and sun room. The sun room is a fantastic space, being a large room used for dining and socialising with double doors out onto the Westerly rear garden. Open plan access leads through to an additional useful second reception, perfect as a study/hobby room or breakfast room.

Finishing the downstairs accommodation is a modern fitted kitchen with a selection of eye and base level units with built in oven, hob and microwave with space for additional white goods.

To the first floor are three bedrooms and bathroom. The two main bedrooms are both good size double bedrooms, both with built in storage, overlooking the westerly aspect enjoying some distant views of the sea. Bedroom three being the smaller single room.

Finishing the accommodation is the family bathroom including bath with shower over, vanity unit, w/c and tiling.

To the front is a block paved drive providing off road parking for two vehicles with a sunny westerly aspect rear garden, lawned with a decked sun terrace and patio.

The EPC for this property is D

The Council Tax is Band B

Room Dimensions

Lounge 16'9" x 15'5" (5.12m x 4.7m)

Kitchen 10'11" x 7'10" (3.33m x 2.39m)

Second Reception Room 10'4" x 6'7" (3.17m x 2.02m)

Sun Room 22'0" x 10'4" (6.71m x 3.17m)

Bedroom One 12'5" x 10'5" (3.81m x 3.18m)

Bedroom Two 10'5" x 8'11" (3.18m x 2.72m)

Bedroom Three 9'2" x 7'11" (2.8m x 2.43m)

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:

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		
England & Wales	EU Directive 2002/91/EC	81

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		
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.