



Instinct Guides You



Wyke Road, Rodwell £800 PCM

- Sea Views
- Short Stroll To Town Centre
- Well Presented
- Available For Long Term Let
- EPC = D
- Close Proximity To Marina
- One Bed Apartment
- Close To Local Amenities
- Easy Access To Rodwell Trail
- Council Tax Band A



Submit Your Application Today...

Head to www.wilsonsotominey.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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*** PLEASE SEE APPLICATION PROCESS ***

A well presented ONE BEDROOM apartment, situated in the sought after location of RODWELL. This SPACIOUS property offers SEA VIEWS and is just MINUTES from the famous WEYMOUTH HARBOUR and the ever popular historical site of NOTHE FORT. Close proximity to the town and local amenities.

The double bedroom allows space for additional storage with room for full length wardrobes and benefits from views over Rodwell.

The lounge offers generous space and is the hub of the property with large windows offering panoramic views.

The galley kitchen consists of ample storage and work surface while all the time allowing sea views from the comfort of your own home.

The EPC is D

Council Tax is Band A

Room Dimensions

Lounge 12'8 x 9'11 (3.86m x 3.02m)

Bedroom 12'08 x 8'10 (3.86m x 2.69m)

Kitchen 11'2 x 6'1 max (3.40m x 1.85m max)

Bathroom 5'5 x 6'11 max (1.65m x 2.11m max)

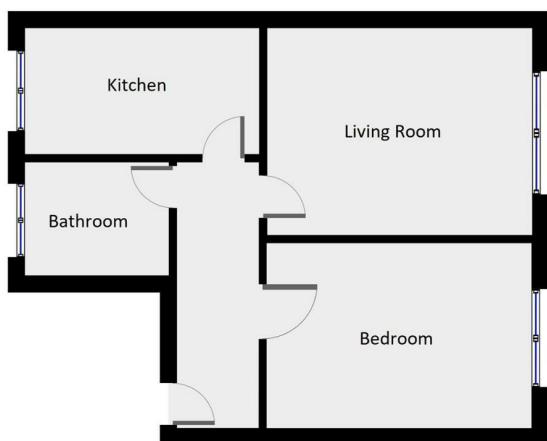
Application Process

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	
55	63
EU Directive 2002/91/EC	
England & Wales	

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	
England & Wales	

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.