



Instinct Guides You



Granville Road, Weymouth £1,150 PCM

- Two Bedroom House
- Walking Distance To Harbour
- Long Term Let
- Close To Amenities
- EPC - C
- Newly Installed Kitchen
- Well Presented
- Garden
- Enquire Today
- Council Tax - B

**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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A well presented two bedroom house available as a long term let, ideally situated within walking distance of the harbour and a wide range of local amenities. Offering a newly installed kitchen, private garden and comfortable living space throughout, this property is perfect for those seeking a home in a convenient and desirable location.

The accommodation comprises a bright and welcoming living area, leading through to a stylish, newly fitted kitchen with ample storage and workspace. Upstairs, there are two well proportioned bedrooms and bathroom, creating a practical and comfortable layout suitable for couples, small families or professionals.

Externally, the property benefits from a private garden, ideal for relaxing or entertaining during the warmer months. With an EPC rating of C and Council Tax Band B, this home offers both efficiency and affordability.

Properties in this location are always in high demand. Enquire today to arrange your viewing.

EPC - C
Council Tax - B

Room Dimensions

- Kitchen 10'4" x 9'4" (3.16m x 2.87m)
- Lounge/Diner 23'3"(max)x10'0"(max) (7.11m(max)x3.06m(max))
- Bedroom One 14'6" x 10'9" (4.43m x 3.28m)
- Bedroom Two 9'3" x 9'2" (2.84m x 2.81m)
- Bathroom

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:

www.wilsontominey.co.uk/application



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		69
(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	

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.