



Instinct Guides You



Carlton Road North, Weymouth £1,075 PCM

- Ground Floor Position
- Private Rear Garden
- Spacious Lounge Diner
- Nearby Transport Links
- EPC: C
- Natural Light Throughout
- Open Plan Living Space
- Generous Room Sizes
- Modern Interior Finish
- Council Tax Band: A



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.

WilsonTominey
PROPERTY & COASTAL



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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 ground floor flat situated in a convenient residential location in Weymouth, offering a spacious lounge diner, modern kitchen and bathroom, and direct access to a private garden area. The property benefits from a practical layout with good natural light throughout and is positioned within easy reach of local amenities, transport links and the town centre.

The property is accessed via a communal entrance leading into the flat's hallway, which provides access to all principal rooms. To the front, Bedroom one is a generous double room with ample space for furnishings. Bedroom two is also a good sized room, suitable as a second bedroom, guest room or home office.

The lounge diner sits centrally within the property and provides a bright and open living space with room for both seating and dining arrangements. Large glazed doors lead out to the rear garden area, allowing for a pleasant connection between indoor and outdoor space.

The kitchen is positioned off the hallway and is fitted with a range of base and eye level units, work surfaces and space for appliances, creating a functional and practical cooking area.

A modern shower room is located adjacent, fitted with a walk in shower, wash hand basin and WC, finished with contemporary tiling.

To the rear, the garden area has been arranged with decking and offers a low maintenance outdoor space suitable for seating and entertaining.

EPC - C
Council Tax - A

Room Dimensions

Kitchen/Lounge/Diner 26'4" > 9'4" x 23'1" > 7'10" (8.04 > 2.87 x 7.06 > 2.41)

Bedroom 1 11'6" x 12'11" (3.52 x 3.95)

Bedroom 2 12'4" x 8'3" (3.78 x 2.52)

Shower Room 9'9" x 4'6" (2.99 x 1.38)

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.wilsonsominey.co.uk/application



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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			
		75	75
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.