



Instinct Guides You



## Corscombe Close, Weymouth £1,150 PCM

- Spacious Duplex Apartment
- Marina Views
- Lift Access
- Allocated Parking
- Council Tax = E
- Balcony
- Harbourside
- En-suite
- Close To Local Amenities
- EPC = C

**Submit Your Application Today...**

Head to [www.wilsontominey.co.uk](http://www.wilsontominey.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 very well presented two bedroom, two reception split level apartment situated on the harbour side. The property is set over two floors with the benefit of a galleried landing/occasional bedroom. The accommodation in brief comprises entrance Hallway, Lounge, Kitchen/Breakfast room, Master Bedroom with En-suite and Juliet balcony. To the first floor is the galleried landing/reception room or occasional guest bedroom, the second bedroom and bathroom. There is lift access. Outside there is an allocated parking space. Views over the inner harbour and across to the White Horse at Osmington. Level walk to the town centre.

The EPC For this property is C.

The Council Tax is Band E

### Room Dimensions

**Lounge 18'5" x 11'3" (5.61 x 3.43)**  
Front aspect double glazed Velux window with views of Weymouth Harbour. Side aspect double glazed window, storage heater. Telephone point. Television/satellite point.

**Kitchen/Breakfast room 11'4" x 10'1" (3.45 x 3.07)**  
Fitted kitchen comprising wall and base units with roll edge worksurfaces over. Inset one and a half bowl sink unit. Built in oven. Inset hob with extractor hood over. Integrated fridge freezer and washing machine. Complimentary tiling. Side aspect double glazed window. Storage heater. Telephone point.

**Bedroom One 21'3" max x 10'9" (6.48 max x 3.28)**  
Double glazed sliding door onto Juliet balcony enjoying direct views of Weymouth Harbour. Built in wardrobe. Telephone point. Wall mounted heater. Door into:-

**Mezzanine/Bedroom Three 11'4" x 11'4" (3.45 x 3.45)**  
Galleried space with views of harbourside overlooking the lounge. Rear aspect double glazed Velux window. Wall mounted heater.

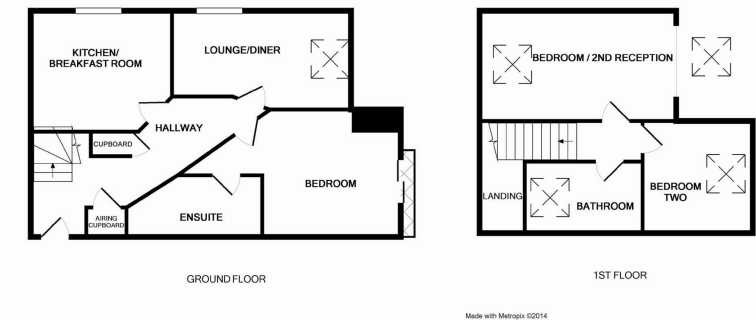
**Bedroom Two 10'8" x 7'5" (3.25 x 2.26)**  
Front aspect double glazed Velux window with limited views of harbour. Wall mounted heater.

**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](http://wilsontominey.co.uk/application)



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | 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.