



Instinct Guides You



## St Mary Street, Weymouth £800 PCM

- Furnished Property
- Long Term Let
- Open Plan Living/Kitchen
- Unique Throughout
- EPC - In Progress
- Moments From The Harbour
- Town Location
- Available Immediately
- Top Floor Flat
- Council Tax - A



Submit Your  
**Application**  
Today...

Head to [www.wilsonsominey.co.uk](http://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



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.

WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E [sales@wilsonstominey.co.uk](mailto:sales@wilsonstominey.co.uk)  
W [www.wilsonstominey.co.uk](http://www.wilsonstominey.co.uk)



A beautifully presented and fully furnished one bedroom flat ideally positioned close to Weymouth Harbour and the town's excellent range of amenities. This stylish home offers a refurbished shower room and a bright open plan living kitchen space, making it perfect for those seeking comfort and convenience in a central location.

The property is ready to move straight into, with tasteful furnishings throughout and a well arranged layout that maximises both space and natural light. The open plan living area provides a welcoming environment for relaxing or entertaining, flowing seamlessly into the fitted kitchen which offers ample storage and workspace.

The recently refurbished shower room has been finished to a modern standard with a contemporary suite and quality fittings, creating a fresh and practical space.

Situated just moments from Weymouth Harbour, residents can enjoy waterside walks, independent cafés, restaurants and shops all within easy reach, along with excellent transport links nearby.

An ideal opportunity for a professional individual or couple looking to enjoy coastal living in a well presented, low maintenance home. Available to let fully furnished.

EPC - In Progress  
Council Tax - A

## Room Dimensions

Living Room/Kitchen 15'11" x 15'4" (4.86m x 4.68m)

Bedroom 14'5" x 8'9" (4.40m x 2.69m)

Shower Room 7'11" x 4'11" (2.43 x 1.50m)

### Application Process

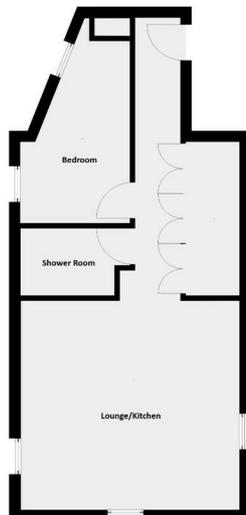
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

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](http://www.wilsonsominey.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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.