



Instinct Guides You



Highland Road, Weymouth £1,300 Per Month

- Long Term Let
- Two Bed PLUS Office/Cot Room
- Well Presented
- Level Walk To Town
- EPC - D
- Period Property
- Close To Amenities
- Garden
- Call 01305 775500
- Council Tax - B



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, Wilson Tominey 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.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsonstominey.co.uk
W www.wilsonstominey.co.uk



This period TWO DOUBLE bedroom with STUDY terraced home offers generous sizes, a bright interior and an enclosed rear garden. The property retains character features including fireplaces and a bay fronted façade, combined with a modern kitchen and neutral décor throughout.

The entrance leads into a spacious lounge with a large bay window drawing in natural light and a feature fireplace, this flows through to the dining room which also has a fireplace and ample space for furniture. From here a door opens to the kitchen, fitted with contemporary units, integrated oven and hob, faux flooring and views towards the garden.

Stairs rise to the first floor where two bedrooms, a study and bathroom are situated. Bedroom One is a generous double and benefits from a built in wardrobe and bay window. The second bedroom is another double. The study offers excellent versatility and would make a superb space to work from home or an ideal nursery. The bathroom completes the accommodation featuring walk in shower, wash basin and W/C set against decorative tiling.

Outside, the rear garden offers a mixture of covered decking and lawn with fenced boundaries and space for planting. The layout provides both a sheltered seating area and open garden space.

EPC - D
Council Tax - B

Room Dimensions

- Lounge 10'0" + bay x 10'4" max (3.07m + bay x 3.16m max)
- Dinning Room 11'8" x 10'0" (3.56m x 3.07m)
- Kitchen 15'1"<12'6" x 8'2" max (4.60m<3.83m x 2.49m max)
- Bedroom One 13'9" max x 10'1" max + bay (4.21m max x 3.09m max + bay)
- Bedroom Two 11'9" max x 8'5" max (3.60m max x 2.57m max)
- Office/Cot Room 6'9" max x 5'3" max (2.06m max x 1.61m max)
- Bathroom 8'2" max x 5'6" max (2.50m max x 1.69m max)

Application Process

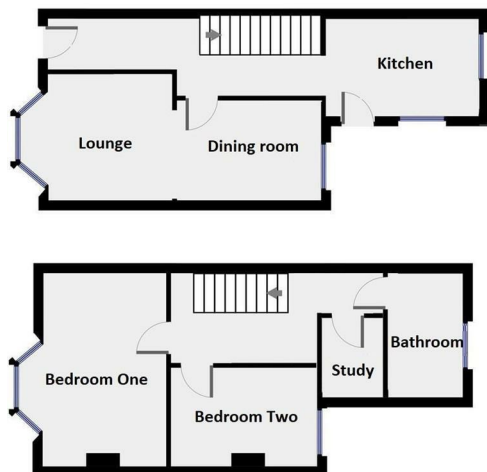
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

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



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 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.