



Instinct Guides You



## Everdene Drive, Chickerell, Weymouth £1,685 PCM

- Garage & Parking
- Close To Schools & Amenities
- Three Double Bedrooms
- Modern Kitchen
- Council Tax - D
- Short Stroll To The Fleet
- En-Suite
- Popular Location
- Outside Bar
- EPC - C



**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, 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 THREE BEDROOM MODERN PROPERTY with KITCHEN/DINER, EN-SUITE, SOUTHERLY GARDEN and GARAGE situated in Budmouth Mews. This lovely family home which is available for a long term let has been well maintained to a high standard throughout.

Stepping through the front door you are greeted by the entrance hallway, complete with stairs to the first floor, a modern downstairs W/C and doors into the reception areas.

The living room is situated to the right off the hallway and benefits from dual aspect windows/French doors allowing the light to flood through with access to the garden. The kitchen/diner situated to the opposite side of the hallway benefits from modern high gloss wall and base units with integrated appliances including, oven, hob and fridge freezer with a handy pull out larder cupboard. There is also ample space for a dining table and chairs. The utility room provides additional space for whites good with further access to the garden.

Ascending to the first floor is a light and airy landing space with doors to the various rooms and an airing cupboard. The first bedroom is a good size, providing wardrobe and dressing table space and a doorway into the en-suite. The en-suite boasts a double walk in shower cubicle, complimentary tiled walls, WC and wall mount basin. The second and third bedrooms are both adequate doubles & the modern family bathroom completes the accommodation.

In the rear garden there is an ideal entertaining space in the form of a wooden cabin currently used as a bar.

Council Tax - D  
EPC - In progress

## Room Dimensions

- Lounge 18'11" x 11'1" (5.78m x 3.4m)
- Kitchen/Diner 18'11" x 10'7" (5.78 x 3.23)
- Bedroom1 11'9"10'5" (3.6m3.2m)
- Bedroom 2 11'4" x 9'4", (3.47m x 2.85,)
- Bedroom 3 12'3" x 9'2" (3.75m x 2.8m)

### 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](http://www.wilsontominey.co.uk/application)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 95        |
| (81-91) B                                   |                         | 85        |
| (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.