



Helyar Drive

Weymouth, DT3 4GN



£2,000 PCM



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- Beautifully Presented Detached Property
- Four Double Bedrooms
- Spacious and Versatile Living Accommodation
- Contemporary Open-Plan Kitchen/Diner
- Garage and Off-Road Parking
- Principal Bedroom with En-Suite
- Dedicated Home Office
- Low Maintenance Garden
- EV charging Point
- Available December for a Long-Term Let





Available to let in December, this stunning four bedroom detached property offers an excellent opportunity to rent a spacious and versatile family home, combining contemporary living with practical features throughout.

The property boasts generous accommodation, with a stylish, contemporary open-plan kitchen/diner forming the heart of the home. This impressive space is ideal for everyday family life, entertaining guests and enjoying meals together.

A separate lounge provides a comfortable space to relax and unwind, while a dedicated office offers



an ideal solution for those working from home or requiring a quiet area for study.

Upstairs, the property features four well-proportioned bedrooms, with the principal bedroom benefiting from a spacious en-suite bathroom, providing added comfort and privacy.

Externally, the property benefits from a low-maintenance garden, offering an ideal outdoor space to enjoy without the demands of extensive upkeep.

Further benefits include a garage, a dedicated off-road parking space and an electric vehicle charging point, providing convenient parking and additional storage.



Available from December for a long-term let, this attractive home is well suited to families seeking spacious, modern accommodation.



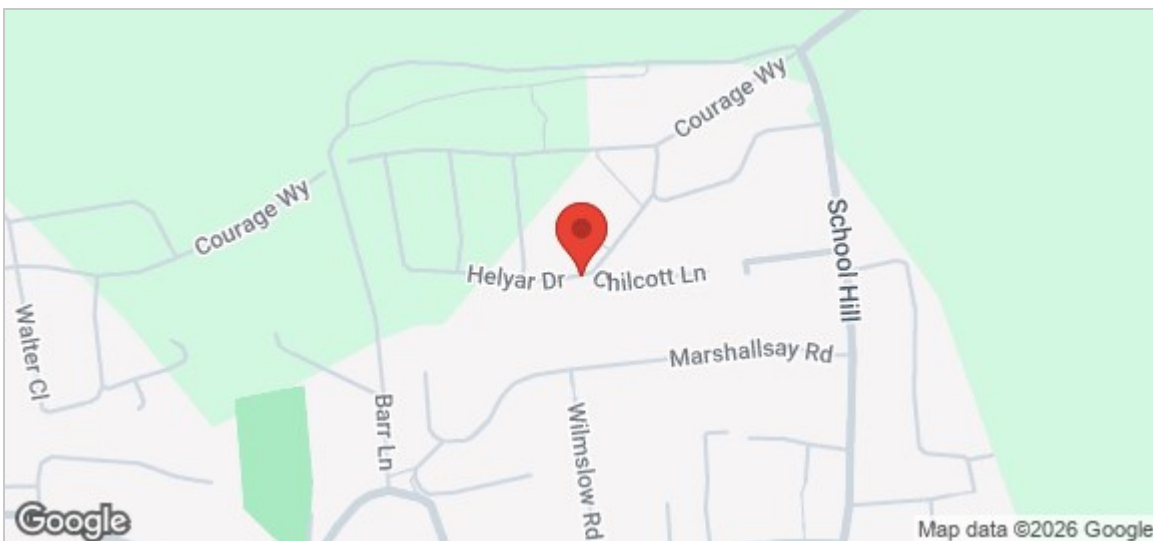
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Approximate Ground Floor Area = 783.79 sq ft / 73.43 sq m
Approximate First Floor Area = 786.88 sq ft / 73.72 sq m
Approximate Garage Area = 204.51 sq ft / 19.16 sq m
Approximate Total Area = 1775.18 sq ft / 166.31 sq m

For identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.



Lounge

13'10" x 11'6" (4.22 x 3.53)

Dining Room

10'4" x 19'1" (3.17 x 5.83)

Kitchen

10'7" x 10'2" (3.23 x 3.12)

Office

13'10" x 7'7" (4.22 x 2.33)

Bedroom One

10'8" x 12'11" (3.26 x 3.95)

Bedroom Two

14'1" x 9'10" (4.30 x 3.00)

Bedroom Three

12'1" x 9'10" (3.70 x 3.00)

Bedroom Four

13'9" x 9'10" (4.20 x 3.02)

Utility Room

8'10" x 7'4" (2.70 x 2.25)

Garage

11'10" x 16'2" (3.61 x 4.94)

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	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	EU Directive 2002/91/EC