



Instinct Guides You



Sandpiper way, Weymouth £850 PCM

- Allocated Parking
- Open Plan Lounge/Kitchen
- Long Term Let Available
- Close To Smallmouth Beach
- EPC = C
- One Bedroom House
- Modern Fitted Kitchen
- Wyke Regis
- Short Stroll To Rodwell Trail
- Council Tax Band A



Submit Your Application Today...

Head to 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 & COASTLINE



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



*** PLEASE SEE APPLICATION PROCESS ***

Located just a short stroll from the Rodwell Trail, this large one bedroom house is available for a long term let and benefits from a naturally bright feel throughout the property. The property is set back from the road with access via a path through the front garden. The lounge/kitchen is open plan with stairs leading to the first floor where you will find the bathroom with bath and shower over and the double bedroom. there is allocated parking with this property along with space for on street parking too.

The EPC for this property is C

The Council Tax is Band A

Room Dimensions

Lounge 12'9" max x 10'8" (3.9m max x 3.27m)

Kitchen 9'5" x 6'8" (2.89m x 2.05m)

Bedroom 12'9" > 9'8" x 10'8" max (3.89m > 2.95m x 3.27m max)

Bathroom 6'8" x 6'5" (2.05m x 1.96m)

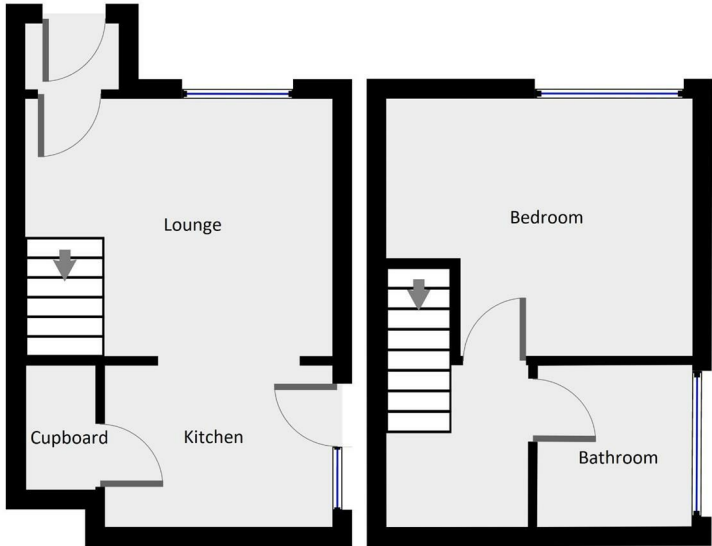
Application Process

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(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.