



Instinct Guides You



## Carlton Road South, Weymouth £800 PCM

- Moments From Town Centre
- Allocated Parking
- Large Lounge With Bay Window
- Close To Amenities
- EPC = E
- First Floor
- Close to Transport Links
- Short Stroll To Greenhill Beach
- Long Term Let
- Council Tax - A



**Submit Your  
Application  
Today...**

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



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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Located on Carlton Road South in the heart of Weymouth, this one bedroom apartment offers well proportioned accommodation with a spacious lounge diner, separate kitchen and a bright interior layout, all within easy reach of the seafront, town centre amenities and transport links.

The property is accessed via a communal entrance leading into a private hallway which connects all rooms. To the right is the lounge diner, a generous space featuring a large bay window that allows plenty of natural light and provides ample room for both seating and dining furniture.

Adjacent to the living area is the kitchen, fitted with a range of wall and base units, work surfaces and integrated appliances, with a window providing ventilation and light. The layout is practical and clearly defined, offering good storage and preparation space.

The bedroom is positioned to the rear of the property and offers a comfortable double sized room with space for freestanding furniture. The bathroom is accessed from the hallway and includes a white suite comprising a bath with shower over, wash basin and WC, finished with tiled walls.

Overall, the apartment presents a functional and well laid out home in a central coastal location, suited to a range of tenants seeking convenient access to Weymouth's beach, shops and services.

Available for LONG TERM LET.

Council tax band = Band A  
EPC - E



## Room Dimensions

**Lounge/Diner 14"2 x 13"1 into bay (4.27m0.61m x 3.96m0.30m into bay)**

**Kitchen 8"7 x 4"9 (2.44m2.13m x 1.22m2.74m)**

**Bedroom 11"0 x 7"10 (3.35m0.00m x 2.13m3.05m)**

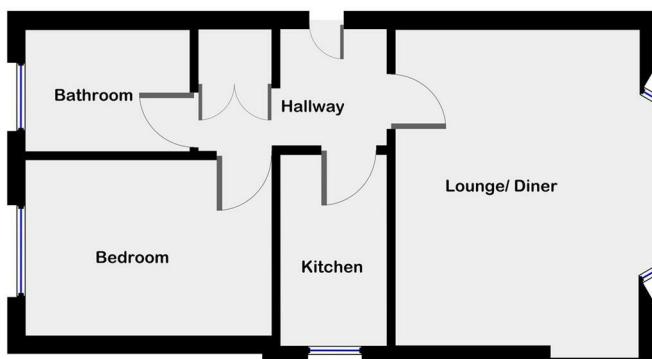
### Application Process

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:

[wilsonstominey.co.uk/application](http://wilsonstominey.co.uk/application)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(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