



Instinct Guides You



## Roundham Gardens, Weymouth £1,800 PCM

- South Westerly Aspect Garden
- Garage & Driveway
- Kitchen/Diner
- Short Walk To Town
- EPC = C
- Five Bedroom Family Home
- Cul-De-Sac Location
- Utility Room
- Bathroom & En-Suite
- Council Tax Band E

**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.

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.

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\*\*\* PLEASE SEE APPLICATION PROCESS \*\*\*

A WELL PRESENTED FIVE bedroom DETACHED family home with GARAGE, DRIVEWAY and SOUTH WESTERLY ASPECT GARDEN situated in a CUL-DE-SAC location with KITCHEN/DINER, CONSERVATORY and a useful UTILITY ROOM. The property is positioned within a mile from WEYMOUTH HARBOUR and close to many amenities including a variety of SHOPS, SCHOOLS and local BUS SERVICE into the town centre.

Approaching the property is a generous front garden with large lawned area and driveway providing off road parking for several vehicles. The front door opens into the hallway with stairs to the first floor and access into the lounge and kitchen.

The lounge, positioned to the front of the property, is a good sized room offering plenty of space for furnishings and a front aspect window allowing plenty of natural light to flood through. An opening leads into the kitchen/diner and into the conservatory, allowing space for dining and family entertainment, whilst providing a breakfast bar and range of fitted kitchen units. From the kitchen there is access into the utility room, providing space for appliances with separate cloakroom, door into the garage and access out to the rear.

Ascending to the first floor, there are five bedrooms, a bathroom and an en-suite. Bedroom one is a good sized double comprising an en-suite with shower cubicle, WC and wash hand basin. Bedrooms two, three and four are all double sized bedrooms with space for furnishings. Bedroom five is a good sized single with room for furnishings. Completing the first floor, the family bathroom offers a panelled bath with glass shower screen and shower over, WC and wash hand basin.

To the rear of the property, the southerly garden can be accessed through the conservatory and out onto the raised decking with steps down to the level lawn.

The EPC for this property is C

The Council Tax is Band E

## Room Dimensions

Lounge 13'3" max x 12'5" (4.06m max x 3.81m)

Kitchen 20'5" x 10'0" (6.23m x 3.06m)

Utility 8'3" x 6'11" (2.52m x 2.13m)

Bedroom One 12'2" x 10'4" (3.71m x 3.15m)

Bedroom Two 12'2" x 10'4" (3.71m x 3.15m)

Bedroom Three 13'3" x 8'2" (4.06m x 2.49m)

Bedroom Four 8'11" x 8'3" (2.74m x 2.54m)

Bedroom Five 8'9" x 4'11" (2.69m x 1.52m)

### Application Process

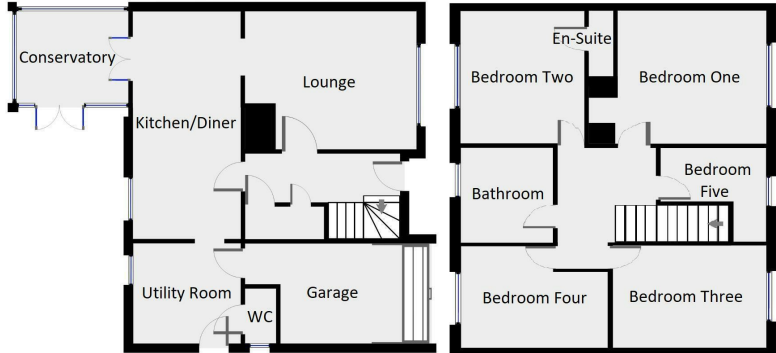
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.