



Instinct Guides You



## Marsh Road, Weymouth £1,200 PCM

- Three Bedrooms
- Close To Harbour
- Off Road Parking
- Lounge Diner
- EPC - D
- Undergoing Painting
- Westerly Garden
- Close To Town
- Long Term Let
- Council Tax - A

**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,  
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.

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A well-presented THREE BEDROOM family home ideally situated just 500 yards from Weymouth's picturesque INNER HARBOUR, boasting a WESTERLY-FACING REAR GARDEN and OFF-ROAD PARKING. The property enjoys a convenient location close to a range of amenities including schools, a supermarket, doctors' surgery, and a welcoming public house.

The accommodation comprises an open-plan lounge/diner, a fitted kitchen, a family bathroom, and three well-proportioned bedrooms. As part of recent improvements, the kitchen, lounge/diner, landing, and three bedrooms will all have freshly painted walls, with new carpets to be fitted on the stairs, landing, and the two smaller bedrooms at the top of the stairs - providing a fresh, modern feel ready for its new occupiers.

Outside, the property offers a delightful Westerly rear garden, perfect for enjoying afternoon and evening sunshine, along with off-road parking to the front.

EPC - C  
Council Tax - A

## Room Dimensions

- Entrance**  
Via double glazed door
- Lounge/Diner 22'6 x 14'1 ( 6.86m x 4.29m)**  
Front and rear aspect double glazed windows, stair case to first floor, 2 x wall mounted radiators, power points, telephone point, under stairs cupboard and door to:-
- Kitchen 10'2 x 7'4 (3.10m x 2.24m)**  
Rear and side access double glazed windows, door to rear garden, range, wall and base units with work surface over, stainless steel sink unit, power points, tiled floor
- First Floor Landing**  
With loft access, storage cupboard and door to:-
- Bedroom One 11'6 x 8'3 (3.51m x 2.51m)**  
Front aspect double glazed window, fitted wardrobe, wall mounted radiator, power points.
- Bedroom Two 8'3 x 7'1 (2.51m x 2.16m)**  
Rear aspect double glazed window, wardrobe, wall mounted radiator, power points.
- Bedroom Three 9'8 x 7'4 ( 2.95m x 2.24m)**  
Side aspect double glazed window, wardrobe, wall mounted radiator, power points.
- Bathroom**  
Suite comprising: Panel enclosed bath with shower over, low level WC, pedestal wash hand basin, extractor fan.
- Garden**  
The rear garden is terraced on two levels with steps to the higher level. The garden is primarily paved with planting to the sides
- Off Road Parking**  
Off road parking to the front
- 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.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<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.