

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









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.

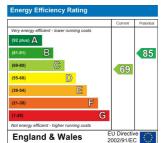


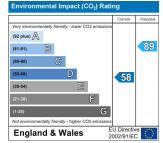












Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.