



Instinct Guides You



## Cromwell Road, Weymouth £1,250 PCM

- Renovated Property
- Long Term Let
- Two Double Bedrooms
- Available Immediately
- EPC - D
- Completed To A High Standard Throughout
- Large Living Room/Diner
- Short Walk To Town
- Close To Amenities
- Council Tax - B

**Submit Your  
Application  
Today...**

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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



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Welcome to this immaculately presented two bedroom home offering generous open-plan living space and a large, enclosed garden. A blend of attractive period features and modern finishes creates a bright, welcoming property, ideally located just minutes from Weymouth Town Centre and its wide range of amenities.

To the front, a low-maintenance garden provides a pleasant buffer from the street, with a charming red-brick façade and bay window adding character and kerb appeal.

Upon entering, a practical entrance vestibule offers useful space for coats and shoes before opening into the main living area. The spacious lounge/diner benefits from excellent proportions, feature chimney breasts and a large bay window that floods the room with natural light. This leads through to the recently fitted contemporary kitchen, complete with a range of modern units, ample storage, a newly installed boiler and direct access to the rear garden.

The first floor comprises a modern family bathroom finished to a sleek standard, featuring a separate bath and shower, WC and wash basin. There are two well-proportioned bedrooms, including a spacious main bedroom spanning the width of the property and benefiting from a bay window, enhancing both light and space.

Externally, the walled rear garden offers a patio area ideal for outdoor seating, leading onto a generous lawn. As an end-of-terrace property, the garden enjoys a sunny aspect throughout the day, with a decked area at the far end providing a shaded spot for evening use.

Agent notes: The washing machine & fridge/freezer is gifted to the property.

EPC - D  
Council Tax - B

## Room Dimensions



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>			<b>England &amp; Wales</b>		
EU Directive 2002/91/EC			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.