



Instinct Guides You



## Everest Road, Weymouth £750 PCM

- Private Entrance
- Close To Town
- Finished To A Good Standard
- Local Amenities Nearby
- EPC - C
- Ground Floor
- Allocated Parking
- Available For Long Term Let
- Everest Road
- Council Tax Band - 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.

WilsonTominey  
PROPERTY & COLLECTIVE



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.

WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E [sales@wilsontominey.co.uk](mailto:sales@wilsontominey.co.uk)  
W [www.wilsontominey.co.uk](http://www.wilsontominey.co.uk)



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

This ONE BEDROOM, GROUND FLOOR apartment is entered via a PRIVATE ENTRANCE on EVEREST ROAD, the entrance hallway leads to all rooms with the main living space being the GENEROUSLY sized LOUNGE/KITCHEN. The kitchen is situated to allow for ample socialising in the lounge area with window to the front allowing natural light to flow into the property. The entrance hallway has a useful storage cupboard and leads to the modern shower room, which again has been finished to a good standard. The Bedroom has an east facing window to the front also allowing for plenty of natural light.

Outside is a shingled area and steps which lead to the allocated parking space.

The EPC for this property is C  
The Council Tax is Band A

### Room Dimensions

Lounge Kitchen 14'6" x 13'11" (4.44 x 4.25)

Bedroom 11'4" x 7'8" (3.46 x 2.36)

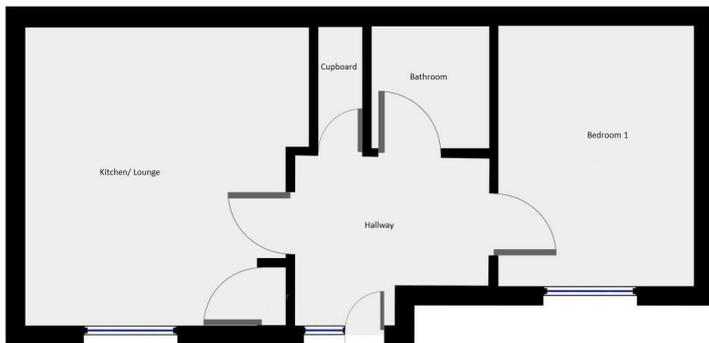
### Application Process

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:

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



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
|   |  | 76                      | 76        |
| 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 |           |

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.