



Instinct Guides You



## Ranelagh Road, Weymouth £1,100 PCM

- Two Bedroom Home
- Close To Seafront
- Bay Fronted Living Room
- First Floor Bathroom
- EPC: D
- Rear Courtyard Area
- Nearby Local Amenities
- Good Transport Links
- Rear Aspect Kitchen
- Council Band: B

**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.



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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Set along a residential road close to Weymouth town centre and the seafront, this two bedroom property offers spacious accommodation arranged over two floors, with generous room sizes, a separate kitchen, a rear courtyard area and a bright living room. The location provides convenient access to local shops, transport links, harbourside amenities and the beach.

The property is approached via its own entrance, leading into a hallway with stairs rising to the first floor. The living room is positioned at the front of the property and benefits from a wide bay window that allows plenty of natural light, creating a good sized main reception space. To the rear, the kitchen is set out with fitted units and worktops, with space for appliances and a window overlooking the courtyard. A door from the kitchen provides access to the enclosed rear outdoor area, which is laid for ease of maintenance and offers a useful private space.

Stairs lead to the first floor landing, giving access to both bedrooms and the bathroom. Bedroom one is a well proportioned double room positioned at the front of the property, again benefitting from a bay window. Bedroom two is also a comfortable room and sits to the rear. The bathroom is fitted with a bath, wash basin and WC, with tiled finishes and a window providing natural ventilation.

EPC: D  
Council Tax Band: B

### Room Dimensions

- Livingroom 20'5" x 11'0">8'11" (6.24 x 3.37>2.74)
- Kitchen 10'11" x 7'7" (3.33 x 2.33)
- Bedroom One 14'5" x 9'11" (4.40 x 3.03)
- Bedroom Two 10'0" x 8'9" (3.07 x 2.69)
- Bathroom 10'10" x 7'8" (3.31 x 2.34)

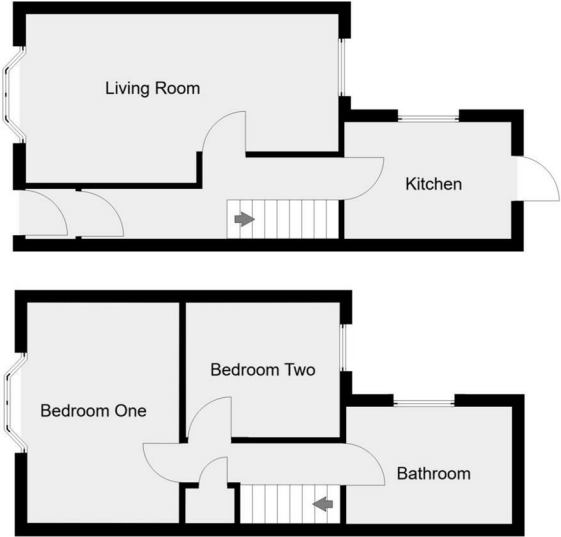
**Application Process**  
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
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.