



Instinct Guides You



## Martleaves Close, Weymouth £1,150 Per Month

- Two Bedrooms
- Large Living Area
- Wyke Regis
- Close To Local Amenities
- EPC = C
- Coastal Location
- Garage Storage
- Private Rear Garden
- Good Transport Links
- Council Tax Is 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.

Lettings & Property Management



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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This two bedroom house is positioned in a quiet close in Wyke Regis, close to local amenities, short walks to the Rodwell Trail and within easy reach of the coastline. It offers a large lounge, a modern kitchen, a private rear garden ideal for enjoying the sunshine and the added benefit of a garage for extra storage. The main bedroom is a good sized double with a built in wardrobe, while the second bedroom sits at the rear and works well as a single room or office.

Entering the property, the lounge provides a generous living space with wooden flooring, a wide front window and room for varied seating arrangements. The staircase rises from this room, keeping the layout open and practical. Moving through to the kitchen, light wood units, ample work surfaces and space for appliances create a modern and functional cooking area. From here, access leads out to the rear garden which features a paved patio, lawned section, timber fencing, mature planting and a garden shed, forming a private outdoor area.

This property combines practical living with a calm residential setting close to the amenities and outdoor spaces that make Wyke Regis so appealing.

The EPC is C

The Council Tax is Band B

## Room Dimensions

Lounge 15'4" x 12'4" (4.69m x 3.77m)

Kitchen 12'4" x 7'5" (3.77m x 2.27m)

Bedroom One 12'11" x 9'3" (3.94m x 2.83m)

Bedroom Two 10'0" x 6'2" (3.06m x 1.88m)

Bathroom 7'2" x 4'11" max (2.19m x 1.5m max)

### 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) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	<b>92</b> <b>74</b>
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) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> 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.