



Instinct Guides You



## East Wyld Road, Weymouth £1,550 PCM

- Fully Redecorated
- Modern Throughout
- Long Term Let
- Parking
- EPC - D
- Brand New Carpets & Underlay Throughout
- New Double Glazing Windows
- Perfectly Suited To A Family
- Early Viewing Is Recommended
- Council Tax - D

**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



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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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Located on the ever-popular East Wyld Road in Weymouth, this beautifully refurbished three-bedroom detached house is available for long-term let and offers spacious, well-presented accommodation throughout. Having recently undergone a comprehensive refurbishment, the property has been fully redecorated and benefits from brand new modern grey carpets with new underlay, together with newly installed double glazed windows throughout, creating a bright, comfortable and contemporary home ready for immediate occupation.

Upon entering, a welcoming hallway leads through to a generous lounge, providing an excellent space for everyday living and relaxation. A separate dining room offers ample room for family meals and entertaining, whilst the adjoining kitchen is complemented by a useful utility room, adding further practicality to the accommodation. Upstairs, there are three well-proportioned bedrooms, two of which benefit from built-in storage, along with a spacious family bathroom featuring both a bath and separate shower cubicle.

Externally, the property enjoys a large rear garden with side access, offering plenty of outdoor space to enjoy throughout the year. To the front, there is off-road parking for two vehicles. Combining generous room sizes, modern improvements and a highly desirable residential location, this impressive detached home presents an excellent opportunity for those seeking a quality long-term rental in Weymouth. Early viewing is strongly recommended.

EPC - D  
Council Tax - D

## Room Dimensions

- Living Room 11'11" x 11'11" (3.64 x 3.64)**
- Dining Room 10'11" x 12'2" (3.33 x 3.71)**
- Kitchen 8'8" x 7'6" (2.66 x 2.31)**
- Utility 8'0" x 6'10" (2.46 x 2.1)**
- Bathroom 8'2" x 7'6" (2.5 x 2.3)**
- Bedroom One 11'11" x 11'11" (3.65 x 3.64)**
- Bedroom Two 12'1" x 10'11" (3.7 x 3.34)**
- Bedroom Three 8'0" x 6'7" (2.46 x 2.02)**

**Application Process**  
Interested in Applying?

Due to the high level of demand, all applicants are required to complete our online application form before a viewing can be considered.

Please submit your application via our website using the link below:

[www.wilsonsominey.com](http://www.wilsonsominey.com)

Once your application has been received and reviewed, a member of our lettings team will contact you regarding the next steps. Please ensure all information provided is accurate and complete to avoid any delays in processing your 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			
		57	73
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.