



Instinct Guides You



## Doncaster Road, Weymouth £1,800 Per Month

- Newly Refurbished
- Allocated Parking
- Well Sought Location
- Great for Families
- Council Tax : B
- Four Bedrooms
- Short Walk to the Beach
- Great Transport Links
- Self Contained Attic Conversion
- EPC: In progress



**Submit Your Application Today...**

Head to [www.wilsonsominey.co.uk](http://www.wilsonsominey.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.

WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

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



Wilson Tominey are delighted to offer this spacious and versatile four-bedroom family home, ideally situated on the popular Doncaster Road. Arranged over three floors, the property provides generous living accommodation throughout and benefits from an enclosed rear garden, an allocated parking space, and a unique self-contained attic suite, making it ideal for growing families or those looking for flexible living space.

Upon entering the property, you are welcomed into a bright entrance hall leading through to the spacious living room, which enjoys a pleasant outlook over the rear garden and provides an excellent space for relaxing and entertaining. Positioned at the front of the property is the modern fitted kitchen, offering a comprehensive range of wall and base units, generous worktop space and room for appliances, creating a practical and stylish area for everyday living. The ground floor is further complemented by a convenient cloakroom/WC.

The first floor comprises three well-proportioned bedrooms, all offering comfortable accommodation, together with a contemporary family bathroom fitted with a modern white suite.

Occupying the top floor is the standout feature of the property – a generous self-contained attic bedroom. This impressive space enjoys its own en-suite shower room and built-in wardrobe, providing an excellent degree of privacy. Whether used as a principal bedroom, guest suite, teenage retreat or home office, this versatile room offers a range of possibilities to suit a tenants needs.

Externally, the property enjoys an enclosed rear garden, providing a low-maintenance outdoor space ideal for children, pets or summer entertaining. To the front, the property benefits from an allocated parking space.

Council Tax: B  
EPC - In progress

## Room Dimensions

Lounge 14'7" > 11'10" x 11'11" > 8'3" (4.47 > 3.61 x 3.65 > 2.52)

Kitchen 10'10" x 8'10" (3.32 x 2.70)

Bedroom 1 13'2" > 7'4" x 8'9" > 5'9" (4.03 > 2.25 x 2.69 > 1.76)

Bedroom 2 11'1" > 7'10" x 8'10" (3.39 > 2.40 x 2.71)

Bedroom 3 9'10" x 8'10" (3.01 x 2.71)

Attic Room 21'2" > 9'9" x 19'1" > 9'10" (6.46 > 2.99 x 5.84 > 3.02)

### 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.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPHA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



| 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 |                         |           |
| 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.