Instinct Guides You



Victoria Road, Weymouth
£1,300 Per Month

- 2 Bedroom Property
- Close to Local Schools
- Newly Decorated
- Spacious Property
- Council Tax: B
- Good Transport Links
- Close to Local Amenities
- Sea Views
- Separate Living and Dining Spaces
- EPC: D







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
W www.wilsontominey.co.uk

The Property Ombudsman

Situated on Victoria Road in Wyke Regis, this two-bedroom property offers spacious accommodation, a private garden, a separate sunroom and distinct lounge and dining areas. Conveniently located close to local schools and everyday amenities, the property offers a practical layout for couples, small families or those seeking additional living space.

Upon entering the property, the hallway provides access to the main ground floor rooms, with stairs leading to the first floor. The lounge is positioned towards the front of the property, providing a separate space for relaxing. The dining room sits alongside, offering a dedicated area for mealtimes and entertaining.

The kitchen is located towards the rear of the property and benefits from an adjoining porch. The separate sunroom is accessed directly from the garden, offering additional space to enjoy the outlook over the outdoor area.

Upstairs, the landing leads to two bedrooms, a bathroom and a separate WC. Bedroom one is a generously proportioned room, while bedroom two provides a further bedroom suitable for a range of needs. The bathroom is positioned at the rear of the first floor, with the separate WC conveniently located nearby.

Externally, the property benefits from a garden, providing outdoor space to relax and enjoy the warmer months. With its separate reception rooms, additional sunroom and convenient Wyke Regis location close to local schools and amenities, this property offers versatile accommodation in a popular residential area.

*** MORE PHOTOS TO COME, THE PROPERTY IS CURRENTLY BEING REDECORATED***

Council Tax: B
EPC: D

Room Dimensions

Lounge 14'9" > 12'0" x 11'10" > 10'7" (4.51 > 3.66 x 3.62 > 3.25)

Dining Room 12'0" x 9'4" . 8'2" (3.66 x 2.87 . 2.50)

Kitchen 11'9" x 7'10" (3.60 x 2.41)

Bedroom 1 14'11" > 12'0" x 15'4" > 14'2" (4.55 > 3.66 x 4.69 > 4.34)

Bedroom 2 12'0" x 9'5" > 8'3" (3.68 x 2.88 > 2.53)

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.wilsontominey.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.

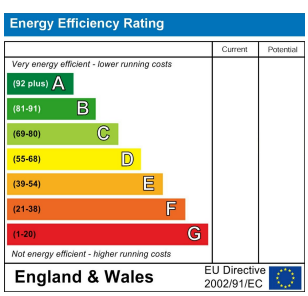


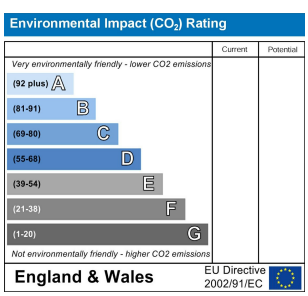












Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.