



Instinct Guides You



## Grange Road, Weymouth £950 PCM

- Long Term Let
- Detached
- Allocated Parking
- Close To Weymouth Beach
- Council Tax Band B
- Level Walk To Town Centre
- Two Double Bedrooms
- Part-Furnished
- Easily Accessible To Public Transport
- EPC = B



**WilsonTominey**

*For an application, go to:*

[www.wilsonsominey.co.uk/application](http://www.wilsonsominey.co.uk/application)



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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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\*\*\* PLEASE SEE APPLICATION PROCESS \*\*\*

A DETACHED, TWO DOUBLE BEDROOM house, located a short, level walk from Weymouth beach, available for a LONG TERM LET featuring ALLOCATED PARKING. With a public park nearby and good connections to public transport links, this property will suit many applicants providing walking distance to the town centre and also easy access to main roads to Dorchester.

A ramp leads to the main entrance of the property, as you enter you are greeted to an entrance hallway with the living room on your right and kitchen to your left. The ground floor also features a cloak room. On the first floor you will find two double bedrooms with a bathroom situated in between. The property is available part furnished.

The EPC for this property is B.

The council tax is band B.

Room Dimensions

- Lounge 16'3" x 10'3" (4.96m x 3.13m)
- Kitchen 16'3" x 8'7" (4.96m x 2.62m)
- Bedroom One 16'3" x 10'3" (4.96m x 3.13m)
- Bedroom Two 16'3" x 8'6" (4.96m x 2.6m)
- Bathroom 7'6" max x 6'6" (2.3m max x 2m)

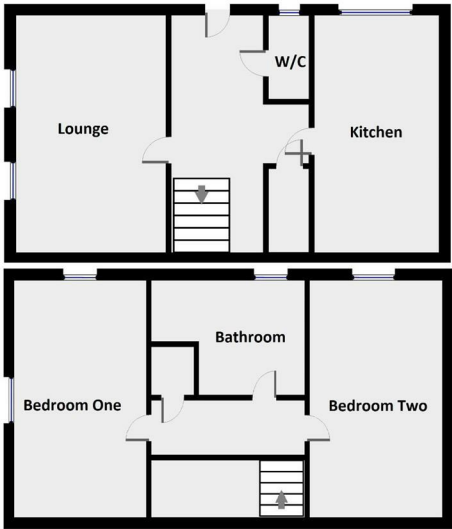
Application Process

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:

wilsonsominey.co.uk/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		
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.