Instinct Guides You



Abbotsbury Road, Weymouth
£1,450 Per Month

- Semi Detached
- Two Reception Rooms
- Long Term Let
- Well Presented
- EPC- C
- Three Bedrooms
- Parking
- Garden
- Close To Bus Routes
- Council Tax - B







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

A well presented three bedroom semi detached home set within a convenient and established location on Abbotsbury Road in Weymouth, offering well proportioned accommodation, a modern kitchen, two reception rooms, front and rear gardens and off road parking. The property is ideally positioned for access to local amenities, transport links and Weymouth town centre, making it a practical and appealing long-term rental home.

Stepping inside, the property opens into a central hallway with stairs rising to the first floor and access to the principal ground floor rooms. To the front, the dining room provides a bright and well proportioned space, ideal for everyday dining or entertaining. To the rear, the lounge is a comfortable and inviting room, enjoying a pleasant outlook over the garden and direct access through double doors, allowing plenty of natural light into the space.

The kitchen is positioned to the rear of the property and is fitted with a modern range of units and work surfaces, with ample space for appliances and good natural light. A side porch provides an additional entrance and useful access between the front and rear of the property.

Rising to the first floor, three bedrooms are arranged off the landing. Bedroom one is a spacious double bedroom benefiting from fitted storage, while bedroom two is another well proportioned double bedroom. Bedroom three provides a further versatile room, suitable as a bedroom, study or nursery. The family bathroom is fitted with a separate shower cubicle, wash hand basin and WC, with the added benefit of underfloor heating.

Externally, the rear garden is mainly laid to lawn with patio areas and established planting, providing a pleasant space for outdoor use. To the front, the property is set back from the road with a neat frontage and off road parking.

EPC - B
Council Tax - C

Room Dimensions

Dining Room 12'5" x 9'6" (3.8 x 2.9)
Lounge 12'9" x 10'7" (3.9m x 3.23m)
Kitchen 9'0" x 9'0" (2.76m x 2.76m)
Bedroom One 13'6" x 11'1" (4.13m x 3.38m)
Bedrrom Two 11'1" x 9'0" (3.39m x 2.76m)
Bedroom Three 8'7" x 8'5" (2.63m x 2.59m)

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

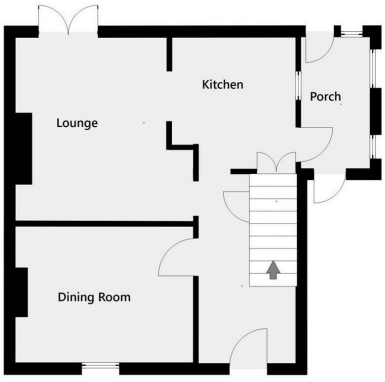
Once your application has been received and reviewed, a member of our lettings team will contact you regarding the next steps. Please ensure all information provided is accurate and complete to avoid any delays in processing your application.

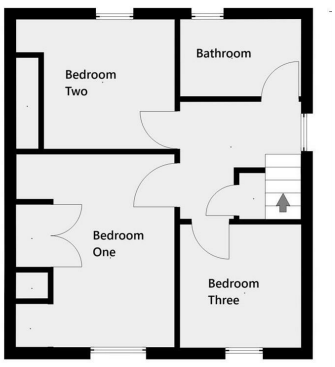


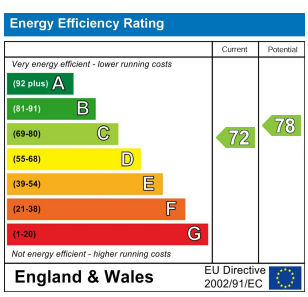


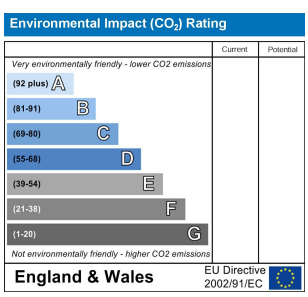












Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks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