



Instinct Guides You



Emmadale Road, Weymouth £1,100 PCM

- Two Bedrooms
- Close To Town
- Kitchen/Diner
- Enclosed Rear Garden
- EPC = D
- Outside Storage
- Long Term Let
- Well Presented
- Close To Amenities
- Council Tax Band B



Submit Your
Application
Today...

Head to 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.

WilsonTominey
Estate Agents & Conveyancers



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



Emmadale Road, Weymouth, is a well-presented terraced house offering a delightful living experience. With two large bedrooms and a modern bathroom, this property is perfect for small families or professionals seeking a comfortable home.

The heart of the home features an open plan lounge, kitchen, and dining area, creating a spacious and sociable environment ideal for entertaining guests or enjoying family meals. Natural light floods the space, enhancing the warm and welcoming atmosphere throughout.

Step outside to discover an enclosed garden, providing a private retreat for relaxation or outdoor activities. Additionally, the garden includes convenient storage, making it easy to keep your outdoor space tidy and organised.

Location is key, and this property does not disappoint. A short walk will take you to the town center, where you can enjoy a variety of shops, cafes, and local amenities. The beautiful Weymouth beach is also within easy reach, perfect for those who appreciate coastal living.

This lovely home is available for long-term let, making it an excellent choice for those looking to settle in this picturesque area. With its appealing features and prime location, this property is sure to attract interest.

EPC = D

Council Tax Band B

Room Dimensions

Kitchen/ Diner 16'1 max x 9'10 (4.90m max x 3.00m)

Living Room 10'7 x 9'11 max (3.23m x 3.02m max)

Bedroom One 13'7 max + recess x 10'0 (4.14m max + recess x 3.05m)

Bedroom Two 9'11 x 9'8 max (3.02m x 2.95m max)

Bathroom 6'11" x 5'10" (2.11m x 1.78m)

Application Process

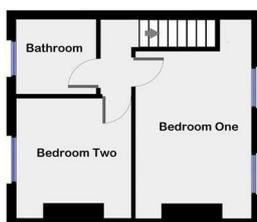
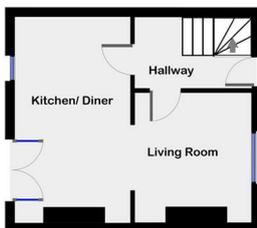
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

Once in receipt of an application, these will be sent to the landlord and they 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:

wilsontominey.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			
		58	66
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.