



Instinct Guides You



## Chapelhay Heights, Weymouth £950 PCM

- Undergoing REFURBISHMENT
- Spacious Property
- Long Term Let
- Early Enquiries Recommended
- EPC - C
- Ground Floor Flat
- Available In February
- Short Walk To Town
- Balcony
- Council Tax - A

**Submit Your Application Today...**

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



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.

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Currently undergoing a comprehensive renovation, this exceptionally spacious two bedroom, purpose-built ground floor flat is set to be finished to a highly modern and contemporary standard throughout, offering comfortable and stylish living in a sought-after location.

The landlord has truly thought of everything, going the extra mile by incorporating enhanced soundproofing to ensure peaceful and quiet enjoyment of the property. Once complete, the flat will present a fresh, modern feel, ideal for those seeking both space and quality.

The accommodation includes two well-proportioned double bedrooms, with the added benefit of a small private balcony accessed from one of the bedrooms, perfect for enjoying some fresh air. The layout offers generous living space throughout, making it an ideal long-term home.

Perfectly positioned just a short walk from Weymouth Town Bridge and the picturesque harbour, the property enjoys easy access to local amenities, transport links, and the vibrant town centre.

Available for occupation at the end of February, this superb home is not to be missed. Early interest is highly recommended to avoid disappointment.

EPC - C  
Council Tax - A

## Room Dimensions

**Kitchen** 8'6" x 6'10" (2.6 x 2.1)

**Living Room** 15'5" x 11'5" (4.7 x 3.5)

**Bedroom 1** 10'5" x 11'9" (3.2 x 3.6)

**Bedroom 2** 8'2" x 6'6" (2.5 x 2)

**Bathroom** 5'6" x 6'6" (1.69 x 2)

### 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:

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



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	73
(55-68) D	77
(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
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