



Instinct Guides You



## Prince Of Wales Road,, Weymouth £800 PCM

- Newly Renovated
- Long Term Let
- Double Bedroom
- Close To Local Amenities
- EPC Band D
- Short Walk To Harbour
- Available Immediately
- Moments from Rodwell Trail
- First Floor Flat
- Council Tax Band A



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

A NEWLY RENOVATED, FIRST FLOOR FLAT, located just a short walk away from Weymouth harbour, and all main amenities including a variety of shops & restaurants.

Stepping through the front door into the communal hallway, a further door ahead leads to the first floor. A landing provides access ahead to the kitchen or behind to the front of the property into the living room.

The newly decorated living room offers a large living area with a perfectly positioned bay window which allows sunlight to flood the room.

The bedroom, with fitted wardrobes, is situated in the centre of the property with a window overlooking the rear. The kitchen comprises a range of fitted units with space for a cooker, washing machine and fridge / freezer. Beyond the kitchen is the bathroom with adequate space for a bath/shower, WC and wash hand basin.

The council Tax band for this property is Band A

The EPC is Band D

## Room Dimensions

Lounge 13'5" x 13'1" into bay (4.11m x 4.01m into bay)

Kitchen 9'8" x 7'4" (2.97m x 2.25m)

Bedroom 10'4" x 9'10" (3.15m x 3.02m)

Bathroom 9'0" x 8'11" (2.76m x 2.72m)

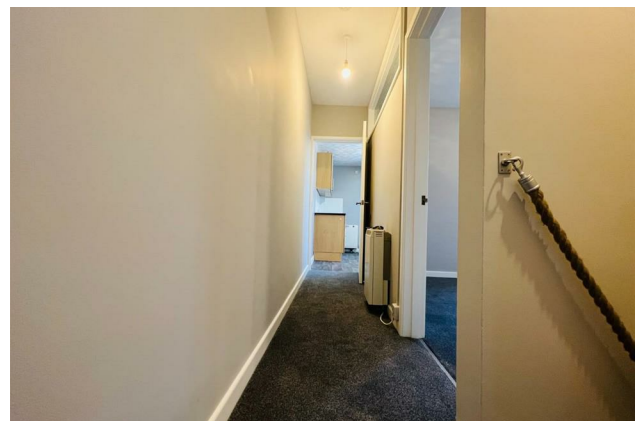
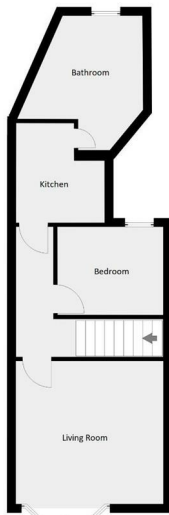
### Application Process

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:

[wilsontominey.co.uk/application](http://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 |  |                         |           |
| 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.