



Instinct Guides You



## St Leonards Road, Weymouth £925 PCM

- Two Bedrooms
- Rodwell
- Close to Town
- Spacious Kitchen
- Council Tax Band A
- Close to local Amenities
- No Pets
- Long Term Let
- Allocated Parking Optional
- EPC = D



**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.

WilsonTominey  
PROPERTY & COASTLINE



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](mailto:sales@wilsontominey.co.uk)  
W [www.wilsontominey.co.uk](http://www.wilsontominey.co.uk)



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

Two Bedroom Apartment, located MOMENTS FROM THE HARBOUR, and local amenities, Available for LONG TERM LET.

The property is located on the first floor. The main living space has a feature fireplace and a southerly aspect window and for this benefits from sunlight for most of the day. The kitchen is a great size and comes with several floor and wall units as well as an integrated oven, hob and freestanding fridge freezer.

With a bedroom split to either side of the property they offer the flexibility to be used as an office space or spare room for single tenants.

The bathroom comprises bath with overhead shower and shower rail, close coupled W/C and wash basin.

This apartment is available for move in December. There is also parking that can be available upon request for an additional monthly cost. Unfortunately no pets due to the head lease.

The EPC is D

The Council Tax is Band A

## Room Dimensions

Bedroom One 6'06 x 8'10 (1.98m x 2.69m)

Lounge 8'10 x 12'09 (2.69m x 3.89m)

Kitchen 9'10 x 11'10 (3.00m x 3.61m)

Bathroom 7'11 x 5'01 (2.41m x 1.55m)

Bedroom Two 11'00 x 7'09 (3.35m x 2.36m)

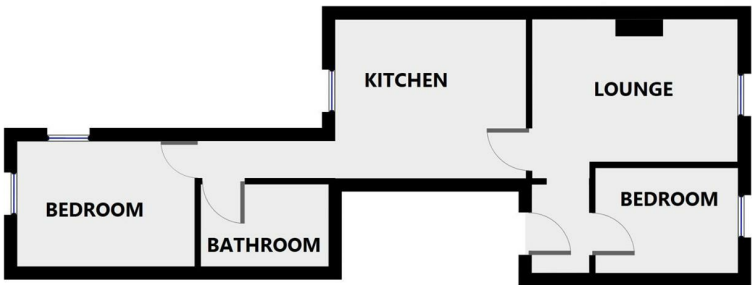
### Application Process

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)



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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		
	65	76
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.