



Instinct Guides You



## Ilchester Road, Weymouth £1,400 Per Month

- Long Term Let
- Solar Panes
- Undergoing Refurbishment
- Three Bedrooms
- EPC - D
- Living Room/ Diner
- Ground Floor Bathroom
- Courtyard
- Walking Distance To Town
- Council Tax - B

**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, WilsonTominey aims to be in contact within 7 working days.

**Lettings & Property Management**



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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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)



A well-presented three-bedroom property situated on Ilchester Road, conveniently located within walking distance of Weymouth town centre and its wide range of amenities.

Offering spacious and practical accommodation throughout, the property features a bright and airy living room/diner, a fitted kitchen, and a ground floor bathroom. Upstairs, there are three well-proportioned bedrooms, making the home ideal for families, couples, or professionals. Outside, the property benefits from a private courtyard garden, providing a low-maintenance outdoor space to enjoy. Further benefits include solar panels to help improve energy efficiency.

The property is currently undergoing refurbishment and will be available as a long-term let, offering tenants the opportunity to make this attractive home their own.

Council Tax Band B

EPC rating of D

### Room Dimensions

Living Room 12'7" into window x 10'9" max (3.86m into window x 3.28m max)

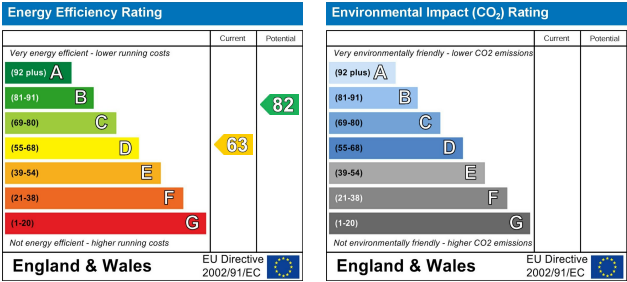
Dining Room 10'9" x 14'0" max ( 3.28m x 4.29m max)

Kitchen 12'4" x 8'3" (3.76m x 2.54m)

Bedroom One 8'11" x 7'1" ( 2.72m x 2.16m)

Bedroom Two 13'1" into wardrobe x 10'2" (3.99m into wardrobe x 3.10m)

Bedroom Three 10'7" x 8'11" (3.25m x 2.72m)



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.