



Instinct Guides You



Rodwell Road, Weymouth £1,900 PCM

- Detached Family Home
- Extended Ground Floor
- Rodwell, Weymouth
- Short Walk To Town Centre
- EPC - D
- Garage & Off Road Parking
- Large Conservatory
- Enclosed Rear Garden
- Four Double Bedrooms
- Council Tax - E



Submit Your Application Today...

Head to www.wilsonsominey.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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*** PLEASE SEE APPLICATION PROCESS ***

A very spacious, FOUR bedroom, detached house located in Rodwell, just a short walk to Weymouth Town Centre and Beaches. With a GARAGE and OFF ROAD PARKING FOR MULTIPLE VEHICLES, this property provides ample space for families to enjoy.

The ground floor consists of a large lounge with bay window, dining room & large conservatory leading to the garden, a substantially sized kitchen towards the rear of the property and a ground floor W/C.

The first floor features three good sized double rooms, with a bay window to the front of the property and finally the family bathroom with a bath & seperate shower cubicle, hand wash basin and W/C.

The second floor consists of a loft room with en-suite.

The EPC for this property is D

The Council Tax is Band E

Room Dimensions

- Living Room 15'10" x 14'10" (4.84 x 4.54)
- Dining Room 19'4" x 11'10" (5.9 x 3.62)
- Kitchen 19'1" x 10'5" (5.83 x 3.18)
- Conservatory 26'8" x 9'4" (8.14 x 2.87)
- Bedroom 1 15'11" x 14'11" (4.87 x 4.55)
- Bedroom 2 13'1" x 11'11" (4 x 3.64)
- Bedroom 3 10'4" x 10'4" (3.17 x 3.16)

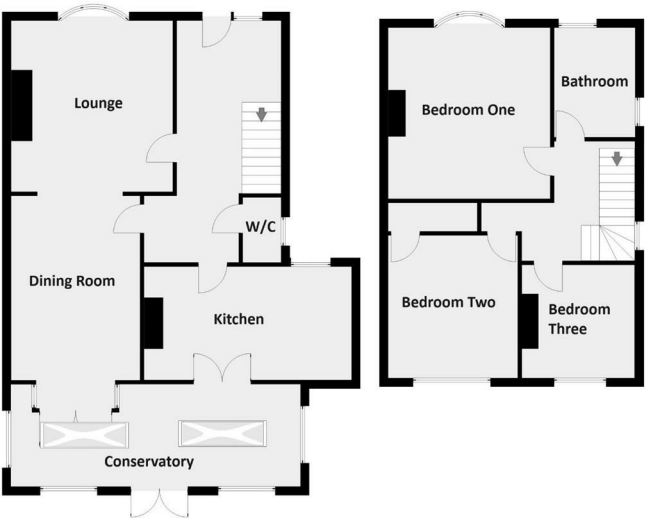
Application Process

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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.