



Instinct Guides You



Cranesbill Way, Weymouth £1,400 PCM

- Hillside Views
- Parking For One Vehicle
- Semi-Detached
- Modern Kitchen/Diner
- EPC = B
- En-Suite & Cloakroom
- Spacious Lounge
- Large Garden
- Close To Local Amenities
- Council Tax Band C



**Submit Your
Application
Today...**

Head to 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.

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.

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*** VIEWINGS TO COMMENCE 8TH SEPTEMBER ***

Found in the Cul-De-Sac of Cranesbill Way, this delightful house offers a perfect blend of modern living and scenic beauty. With three well-proportioned bedrooms, this property is ideal for families or professionals seeking a comfortable and spacious home.

The house features a welcoming reception room, perfect for relaxation or entertaining guests. The two bathrooms provide convenience and privacy, making morning routines a breeze for everyone in the household.

The driveway, which accommodates one vehicle, ensures you have a secure and accessible parking space. The location is particularly appealing, as it boasts stunning hillside views of the Bincombe Bumps, allowing you to enjoy the natural beauty of the surrounding area right from your home.

Available to rent from September, this modern residence is ready to welcome its new occupants. Whether you are looking for a peaceful retreat or a vibrant community, this property in Preston Downs offers the best of both worlds. Don't miss the opportunity to make this lovely house your new home.

The EPC for this property is B

The Council Tax is Band C

Room Dimensions

Lounge 14'4" x 12'1">7'9" (4.37m x 3.7m>2.38m)

Kitchen 15'3" x 8'9" (4.65m x 2.69m)

Bedroom One 11'11">9'8" x 9'5" (3.64m>2.97m x 2.89m)

En Suite 5'11" x 5'4" (1.82m x 1.63m)

Bedroom Two 9'3" x 7'6" (2.82m x 2.3m)

Bedroom Three 7'6" x 5'10" (2.3m x 1.79m)

Bathroom 6'1" x 5'10" (1.87m x 1.8m)

Application Process

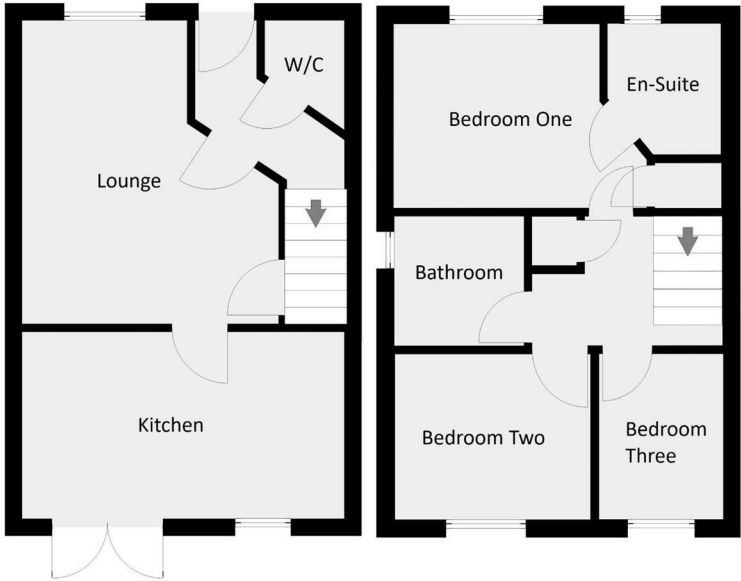
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

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:

wilsontominey.co.uk/application



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		83
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.