



Instinct Guides You



## Meadow View Road, Weymouth £1,200 PCM

- Well Presented
- Newly Redecorated
- New Carpets Throughout
- Long Term Let
- EPC - C
- Parking
- Low Maintenance Garden
- Broadway Area
- Close To Upwey Train Station
- Council Tax - B



**Submit Your Application Today...**

Head to [www.wilsonsotominey.co.uk](http://www.wilsonsotominey.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.

Lettings & Property Management



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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Situated in a popular residential location on Meadow View Road, this well presented two bedroom house offers spacious accommodation ideal for a long term tenant. Recently fully redecorated throughout with brand new carpets fitted, the property is ready to move straight into and benefits from one parking space together with a low maintenance rear garden.

The accommodation briefly comprises a bright and comfortable living room accessed directly from the front of the property, leading through to a modern fitted kitchen to the rear offering ample cupboard and worktop space. Upstairs, there are two well proportioned bedrooms together with a family bathroom fitted with a bath and overhead shower.

Externally, the property enjoys a low maintenance garden making it easy to upkeep throughout the year, along with parking for convenience.

Available as a long term let, this property would make an excellent home for a professional couple, small family or individual seeking a well maintained property in a convenient location.

EPC - C  
Council Tax - B

## Room Dimensions

Living Room 20'11" x 12'4" (6.39 x 3.77)

Kitchen 12'4" x 7'5" (3.77 x 2.28)

Bedroom One 12'4" > 11'5" x 11'3" > 8'8" (3.77 > 3.48 x 3.44 > 2.66)

Bedroom Two 9'8" x 8'11" (2.95 x 2.72)

Bathroom 6'9" x 5'11" (2.07 x 1.81)

### 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:

[www.wilsontominey.co.uk/application](http://www.wilsontominey.co.uk/application)



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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	77
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.