



Instinct Guides You



Clearmount Road, Weymouth £1,600 PCM

- BILLS Are An Additional £500 pcm
- Fully Furnished
- Well Presented Throughout
- Garage
- Available Mid-September
- 6 MONTH WINTER LET ONLY
- Four Bedroom Home
- Large Kitchen/Diner
- En-Suite
- EPC - 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, Wilson Tominey aims to be in contact within 7 working days.

WilsonTominey
PROPERTY & CAREERS



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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6 MONTH WINTER LET - FULLY FURNISHED- + £500 bills

Located in the area of Rodwell, this WELL PRESENTED FOUR DOUBLE BEDROOM, Semi-Detached home benefits from TWO BATHROOMS, LARGE KITCHEN/DINER & GARAGE . Conveniently located in between the Weymouth and Portland areas, the beaches, shops, coastal walks, and bus routes are just a stones throw away. Whilst Portland Harbour, thought to be one of the UK's best water sports locations is also in close proximity.

The property features a driveway and garage along with side access into the rear garden. Entering the property, the ground floor comprises a large kitchen/diner with white goods and plenty of worktop space for cooking up your favourite dishes along with a ground floor W/C.

Ascending to the first floor, the lounge is a good size, with large windows allowing natural sunlight to fill the room. The main bathroom provides plenty of floorspace and comprises of a cubicle shower, hand-wash basin and toilet. Walking down the hallway, to your left you will find bedroom three which is a large double bedroom and directly in front, the office/bedroom 4.

The second floor comprises bedroom one, which is a large double bedroom with en-suite, the en-suite provides bath with overhead shower, hand basin, heated towel rail and W.C. Walking down the hallway to the final bedroom, you will find bedroom three, this room benefits from two single beds and two large Velux windows.

The well presented garden features a brand new decking area and grass area with washing line.

This newly renovated fully furnished property is available for a 6 month WINTER LET only from mid-September and benefits from bills included. Submit your application via our website or call us on 01305 775500.

All bills are an additional £500.

With regret no pets.

EPC - D

Room Dimensions

Kitchen/Diner 15'7" x 12'7" (4.75m x 3.86m)

Lounge 15'7" x 12'7" (4.75m x 3.86m)

Bedroom One 15'7" x 9'6" (4.75m x 2.90m)

Bedroom Two 13'10" x 8'7" (4.24m x 2.62m)

Bedroom Four 9'10" x 6'7" (3.02m x 2.01m)

Bedroom Three 15'7" x 9'1" (4.75m x 2.77m)

Application Process

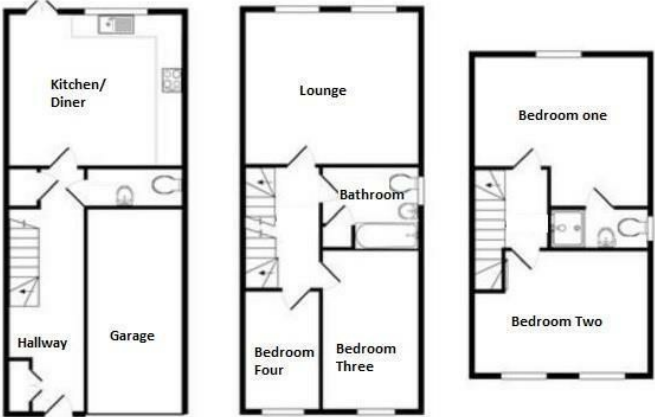
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

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.wilsonsominey.co.uk/application



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.