



Instinct Guides You



Lyndhurst Road, Weymouth £1,900 PCM

- Five Double Bedrooms
- Two Fitted Kitchens
- Multiple Reception Rooms
- Large Rear Garden
- EPC - D
- Ground Floor W.C.
- Feature Fireplaces
- Ground Floor Shower
- Decked Outdoor Space
- Council Tax - D



**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.

WilsonTominey
PROPERTY & CONSTRUCTION



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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Set in a prime location opposite RADIPOLE PARK and close walk to Weymouth town and seafront, this expansive FIVE-BEDROOM period home offers versatile living across THREE FLOORS. With TWO KITCHENS, MULTIPLE RECEPTION ROOMS and a LARGE GARDEN. The property combines original charm with ample space for family life.

A welcoming hallway that leads into the bright and airy living room, featuring a large bay window and original fireplace. Adjacent to this is the generously sized dining room, ideal for entertaining, with access through to a breakfast room and a separate W.C. Beyond lies the first of two kitchens, which includes a practical layout with additional access to a compact shower room.

Ascending the first staircase, the first floor reveals a second kitchen and two well-proportioned bedrooms. Bedroom One and Bedroom Two are both doubles, offering plenty of natural light and space for storage. A family bathroom, complete with bath and a separate shower.

The second floor features bedrooms three and four. The third bedroom, currently is a smaller double, is perfect for a home office or guest room. Bedroom four is a large double with dual-aspect windows.

Externally, the property boasts a large private garden with a decked area ideal for outdoor dining, surrounded by shrubbery and a gravelled path that leads to an enclosed garden area. This outside space is perfect for relaxing or entertaining in the warmer months.

This distinctive home offers a rare opportunity to acquire substantial and adaptable accommodation in a sought-after Weymouth location.

EPC - D
Council Tax - D

Room Dimensions

- Living Room 14'9" x 13'10" (4.50 x 4.24)
- Dinning Room 12'11" x 12'9" (3.94 x 3.89)
- Breakfast Room 11'0" x 9'11" (3.36 x 3.03)
- Kitchen One 11'10" x 9'9" (3.62 x 2.99)
- Bathroom 12'6" x 9'11" (3.82 x 3.03)
- Bedroom One 13'11" x 11'1" (4.25 x 3.39)
- Bedroom Two 12'10" x 11'8" (3.93 x 3.56)
- Kitchen Two 9'4" x 6'11" (2.85 x 2.11)
- Bedroom Three 12'9" x 8'3" (3.91 x 2.54)
- Bedroom Four 19'1" x 9'6" (5.83 x 2.90)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	80

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.