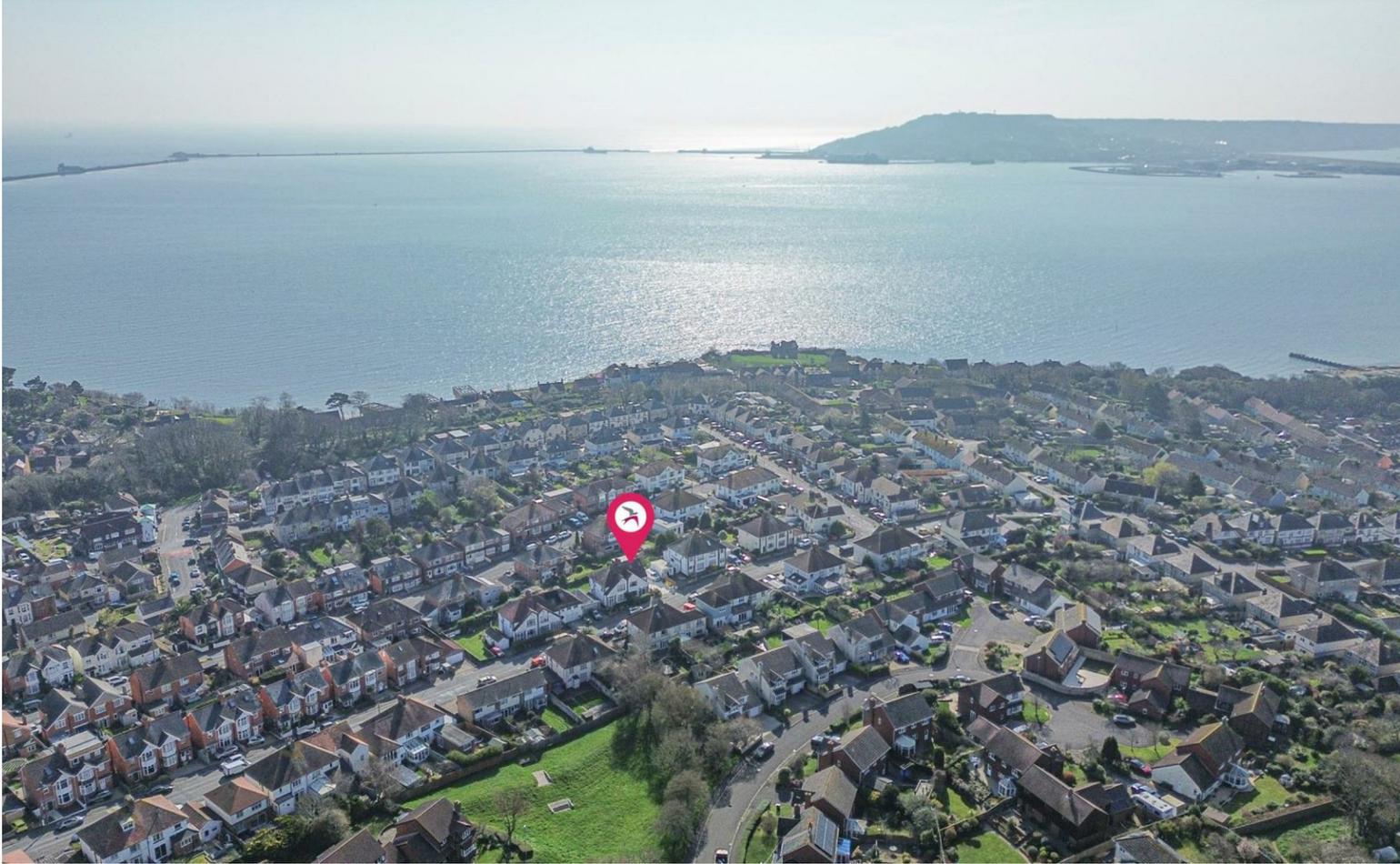




Instinct Guides You



## £2,000 PCM Southdown Road, Weymouth

- FULLY RENOVATED THROUGHOUT
- Five Bedrooms
- En-suite
- Located In Rodwell
- EPC - C
- CALL TO BOOK A VIEWING
- Long Term Let
- Modern Throughout
- NEW DRIVEWAY
- Council Tax - C



**Submit Your  
Application  
Today...**

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

WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E [sales@wilsontominey.co.uk](mailto:sales@wilsontominey.co.uk)  
W [www.wilsontominey.co.uk](http://www.wilsontominey.co.uk)



This exceptional FIVE BEDROOM home has been FULLY RENOVATED TO A HIGH STANDARD throughout, offering generous and well balanced accommodation with a bright and modern feel.

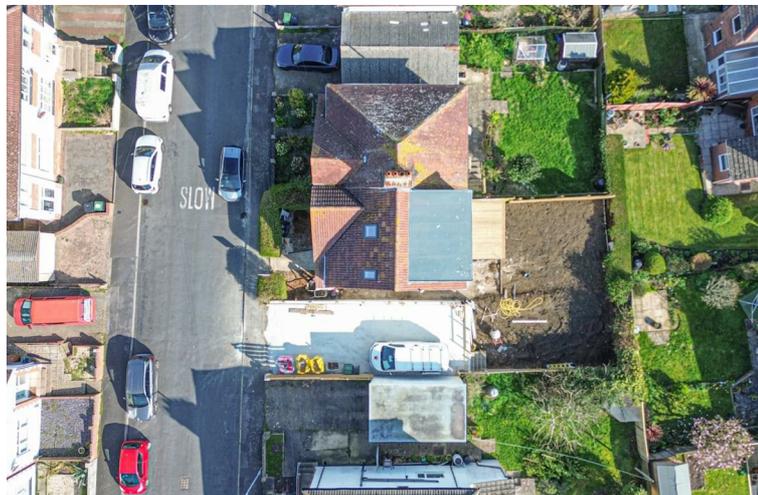
Entry is via a composite front door into a wide and inviting hallway, with stairs leading to the upper floors, a convenient cloakroom and access to the principal living spaces. The kitchen and dining area forms the centrepiece of the home, designed for both everyday living and entertaining. It features an extensive range of modern wall and base units, a central island providing additional workspace and storage, a freestanding Rangemaster cooker, integrated microwave and designated space for further appliances. The main reception room is well proportioned and enjoys a pleasant outlook from the front aspect window, creating a comfortable and relaxing environment.

On the first floor, a bright landing leads to several well sized rooms. There are two generous double bedrooms, both benefiting from large windows allowing for plenty of natural light. The family bathroom has been finished to an excellent standard, complete with a freestanding roll top bath and a separate shower enclosure. An additional room on this level offers flexibility as a fifth bedroom or a home office.

The newly converted top floor is dedicated to an impressive principal suite, providing a spacious bedroom with its own en suite facilities and far reaching views towards the sea. A further double bedroom is also located on this floor, complete with useful eaves storage and a Velux window.

Outside, the property benefits from enclosed gardens to both the front and rear, along with a driveway offering off road parking

Agent notes: The property is in the last stages of renovation, the garden is being levelled and turfed.



**Kitchen/Diner 18'9" x 12'11" (5.74m x 3.95m)**

**Lounge 13'11" x 11'0" (4.25m x 3.37m)**

**Bedroom One 11'0" x 10'5" (3.37m x 3.19m)**

**Bedroom Two 13'10" x 11'1" (4.24 x 3.39m)**

**Bedroom Three 13'0" x 10'1" (3.97m x 3.09m)**

**Bedroom Four 13'8" x 9'4" (4.18m x 2.85)**

**Bedroom Five/Study 8'2" x 7'4" (2.49 x 2.26m)**

**Bathroom**

**Ensuite**

### 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



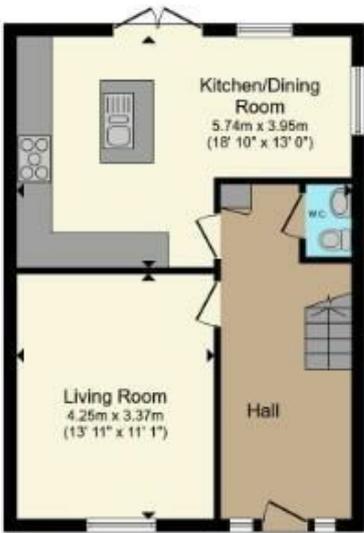
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive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

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	

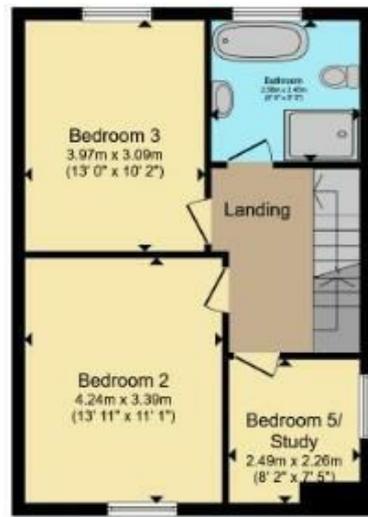
conduct all other investigations to satisfy yourself with the property - a drive by of the location, viewing the virtual/ video tour (where available), studying the floor-plan/ measurements/ photos.

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)



**Ground Floor**



**First Floor**



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			
		69	80
<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	