



**£1,750 Per Month**

2A Hetherly Road, Weymouth, DT3 5JN

## 2A Hetherly Road, Weymouth, DT3 5JN

A spacious three storey semi-detached town house located in this desirable residential position at Lodmoor, and close to good local amenities. The property has a modern fitted kitchen/ diner, cloakroom, and integral garage on the ground floor, a living room, two bedrooms and bathroom to the first floor, and a master bedroom with en-suite and walk in wardrobe to the top floor. There is gas central heating, UPVC double glazed windows off road parking and a private rear enclosed garden. Available Now.

### COUNCIL TAX

Band C

### OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 6 mbps

Superfast 73 mbps

Ultrafast 1800 mbps

Any Flood Risk?

Rivers & Seas Very Low

Surface Water Very Low

Services

The property is supplied with mains gas, electricity and water, and mains drainage.

### LEGAL DISCLAIMER

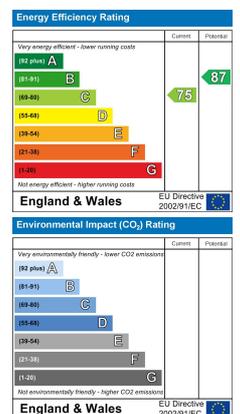
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal

advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

### Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application. Prior to taking occupation of the property you will be required to pay a deposit of 5 weeks of the monthly rent, the first months rent in advance.

### Directions



35 St Thomas Street, Weymouth, DT4 8EJ

Tel: 01305 776 666 Email: [property@hgh.co.uk](mailto:property@hgh.co.uk) [www.hgh.co.uk](http://www.hgh.co.uk)