Instinct Guides You

Ferndale Road, Weymouth
£1,000 PCM

- Open Kitchen Living room
- Short Walk To Greenhill Beach
- Popular Location
- Potential For A Third Bedroom
- EPC = C
- Long Term Let
- Close to Local Ameneties
- Private Courtyard
- Double Bedrooms
- Council Tax Band B

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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The Property Ombudsman

PLEASE SEE APPLICATION PROCESS

A TWO DOUBLE BEDROOM home situated in the ESTABLISHED LOCATION of LODMOOR, with OPEN PLAN KITCHEN/LIVING ROOM and separate DINER, close to TRANSPORT LINKS and just minutes from WEYMOUTH TOWN CENTRE and BEACH. The property is in close proximity to LOCAL AMENITIES and attractions such as LODMOOR COUNTRY PARK, SEA LIFE CENTRE and RADIPOLE NATURE RESERVE.

Upon entry through the hallway you find the dining room on your left which is currently being used as an office to fit the current family. The room provides a lot of versatility as it could be used a third bedroom if desired or continued on as a home office.

Following the hallway, you're led to the open plan lounge/diner. A walled archway allows you to flow between rooms effortlessly and gives a perfect space for entertaining and family relaxation. The room has access to the rear courtyard and a large under stair storage space. The kitchen benefits from ample work surface and storage, built in oven and all white goods are supplied including undercounter fridge and freezer, washing machine and dishwasher.

The downstairs white bathroom suite comprises of a p shaped bath with over head shower, close coupled WC, wash hand basin, with tile walls and flooring.

Ascending to the first floor, you have access to two double bedrooms. The primary bedroom is a good size with a walk in wardrobe and a large bay window, this give the room a light and airy feel. Bedroom two offers a tilt and turn window facing the rear of the property and enough room for furnishings.

Outside to the rear is a courtyard garden, perfect to sit and enjoy a coffee or glass of wine whilst catching the afternoon sun.

Council Tax Band B

EPC = C

Room Dimensions

Living Room 10'00 x 13'00 (3.05m x 3.96m)

Kitchen 10'07 max x 9'01 (3.23m max x 2.77m)

Bathroom 8'01 x 4'08 (2.46m x 1.42m)

Dining Room 9'09 x 11'00 max (2.97m x 3.35m max)

Bedroom One 9'08 x 13'00 (2.95m x 3.96m)

Bedroom Two 10'01 x 13'00 (3.07m x 3.96m)

Application Process

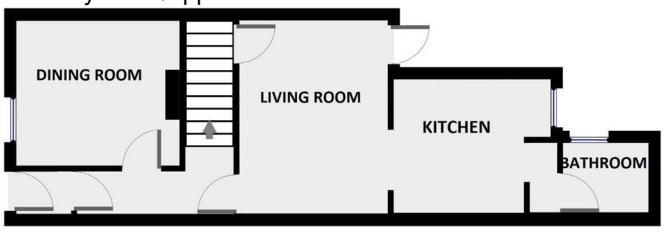
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

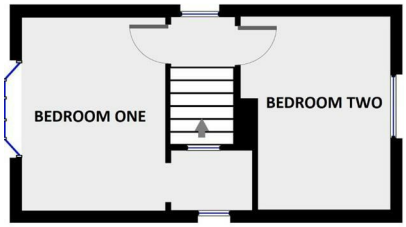
Once in receipt of an application, these will be sent to the landlord and they will shortlist those applicants to a select few, ensuring we are only conducting viewings with relevant parties.

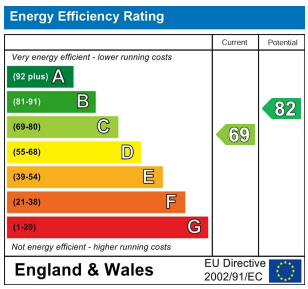
IMPORTANT: Prior to submitting an application, please conduct all other investigations to satisfy yourself with the property - a drive by of the location, viewing the virtual/ video tour (where available), studying the floor-plan/ measurements/ photos.

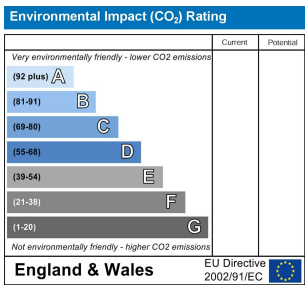
Please copy and paste the link below into your web browser if you would like an application:

wilsontominey.co.uk/application









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