



Instinct Guides You



Princes Drive, Weymouth £1,150 Per Month

- Lodmoor
- Allocated Parking
- Kitchen/Breakfast Room
- Well Presented
- EPC - C
- Close To Amenities
- Two Double Bedrooms
- Long Term Let
- Apply Via WilsonTominey.com
- Council Tax - B



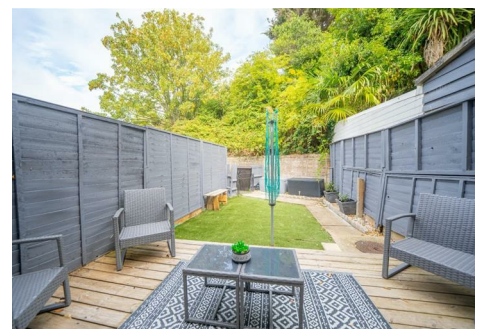
Submit Your Application Today...

Head to www.wilsonsominey.co.uk to complete our application form

[Complete Our Application Form](#)

All applications will be shortlisted for viewings. Once shortlisted, WilsonTominey aims to be in contact within 7 working days.

Lettings & Property Management



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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Situated in the popular residential area of Lodmoor, Weymouth, this well presented two double bedroom home with parking offers spacious accommodation, a generous kitchen/breakfast room and an attractive enclosed rear garden. Conveniently positioned close to local amenities, schools, Lodmoor Country Park, Weymouth's award winning beach and excellent transport links.

Stepping into the property, the entrance porch provides a practical space before opening into a spacious lounge extending the full depth of the home. This bright and comfortable reception room offers ample space for seating and dining furniture, with stairs rising to the first floor and a useful storage cupboard beneath.

To the rear, the generous kitchen/breakfast room is fitted with a range of wall and base units with complementary work surfaces, integrated oven and hob, together with space for additional appliances and a breakfast table. A door leads directly out to the rear garden, creating an excellent space for everyday living and entertaining.

Rising to the first floor, the landing provides access to two well proportioned double bedrooms and the family bathroom. Both bedrooms are generous doubles with space for a range of furnishings. The bathroom is fitted with a white suite comprising a panelled bath with shower over, wash hand basin and W.C.

Externally, the rear garden has been thoughtfully designed for ease of maintenance, incorporating decking and patio seating areas together with an artificial lawn, providing an attractive outdoor space for relaxing and entertaining with gated pedestrian access.

Situated within Lodmoor, the property enjoys an excellent position close to a range of amenities including supermarkets, schools, leisure facilities and public transport, while Weymouth Beach, Greenhill Gardens and the town centre are all within easy reach.

EPC - C
Council Tax - B

Room Dimensions

Lounge 17'2" x 11'8" (5.25 x 3.58)

Kitchen/Breakfast Room 12'4" x 11'8" (3.76 x 3.58)

Bedroom One 11'8" x 9'5" (3.58 x 2.89)

Bedroom Two 11'8" x 9'9" + recess (3.58 x 2.98 + recess)

Application Process

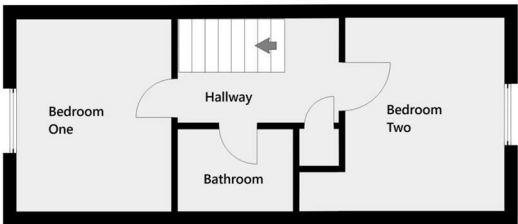
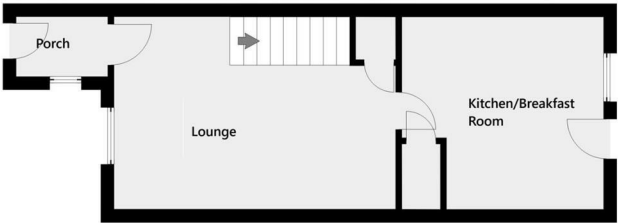
Interested in Applying?

Due to the high level of demand, all applicants are required to complete our online application form before a viewing can be considered.

Please submit your application via our website using the link below:

www.wilsontominey.com

Once your application has been received and reviewed, a member of our lettings team will contact you regarding the next steps. Please ensure all information provided is accurate and complete to avoid any delays in processing your application.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(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	

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.