



Chamberlaine Road , Weymouth DT4 9EY

- Two Double Bedrooms & Two Receptions
 - Solid Fuel Stove in Living Room
- Private Rear Garden With Raised Deck
- Available to Move-in August 2026
- Well Presented Terrace Cottage
- Kitchen/Diner with French Doors
 - Located in Wyke village
 - EPC: E / Council Tax B

£1,200 Per Month





SUMMARY OF ACCOMMODATION

Nestled in the charming Wyke village centre, this delightful two-bedroom house on Chamberlaine Road offers a perfect blend of comfort and character. Available for long term let, the property features two inviting reception rooms, ideal for both relaxation and entertaining, the living room boasts a solid fuel stove, creating a warm and cosy atmosphere.

The heart of the home is the spacious kitchen/dining room, which benefits from double glazed French doors that open directly into the southerly aspect garden. The gated decking area is great for entertaining or relaxing in this quiet location, there is a lawn with floral & shrub borders, along with a timber shed to the rear.

There is a well proportioned double bedroom with built in storage, a second bedroom ideally suited as a guest bedroom, as it is large enough for a Princess size double, futon or similar. The bathroom is dual aspect with shower over the bath.

The location in Wyke village offers a friendly community feel, while still being conveniently close to the amenities of Weymouth. There is a regular bus service to the town center.

This charming house is a wonderful opportunity for anyone looking to settle in a picturesque area with a welcoming atmosphere.

Living Room

11'2" x 11'11"

Dining Room/Snug

7'10" x 7'10"

Kitchen-Dining Room

14'7" x 10'5"

Bedroom One

11'7" x 11'1"

Bedroom Two

8'12" x 6'7"

Bathroom

Living Room

11'2" x 11'11"

Dining Room/Snug

7'10" x 7'10"

Kitchen-Dining Room

14'7" x 10'5"

Bedroom One

11'7" x 11'1"

Bedroom Two

8'12" x 6'7"

Bathroom

Deposit & Holding Fee:

A security deposit equivalent to five weeks' rent is required: £1,384.61.

A one-week holding deposit of £276.92 is payable to reserve the property and will be deducted from the final move-in balance.

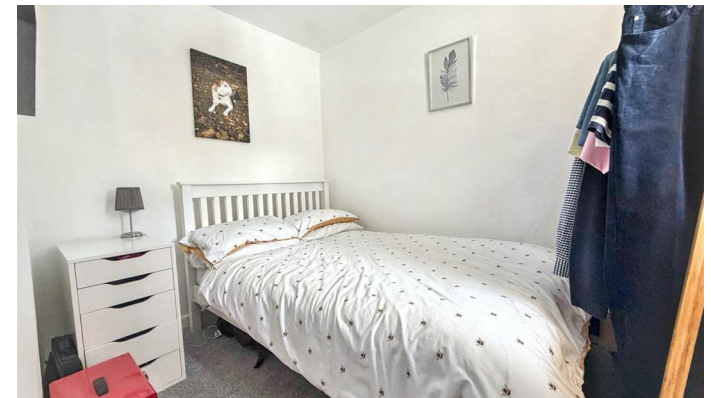
The first month's rent of £1,200.00 is due in advance prior to the tenancy start date.

Please note: the holding deposit may be withheld if an applicant provides false or misleading information, fails referencing due to undeclared adverse credit or circumstances, withdraws from the application, or fails to take

reasonable steps to enter into the tenancy. All applicants will be subject to standard referencing and affordability checks in line with current legislation.

Pre-Viewing Requirement:

All prospective applicants will be asked to complete a short pre-assessment questionnaire before a viewing can be arranged. Please contact Austin Property Lettings and an email link will be sent to you.



Local Authority **Dorset**
Council Tax Band **B**
EPC Rating **E**



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, ceilings, walls and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Homage 12/2023

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

