



Ranelagh Road

Weymouth Town Centre, Weymouth DT4 7JF

- Three Bedroom House
- Modern Fitted Kitchen
- Double Glazing & Gas Central Heating
- Close to Town Centre
- Spacious Lounge / Diner
- Contemporary Family Bathroom
- Large Integral Garage
- EPC: C - Council Tax Band: C

£1,250 Per Month



SUMMARY OF ACCOMMODATION

A modern and recently decorated & carpeted three-bedroom townhouse located just a short distance from Weymouth Beach and the Esplanade. Offering bright, spacious accommodation, a dual-aspect lounge/diner, modern kitchen and contemporary bathroom, along with a large garage. This property provides convenient coastal living close to the town centre and mainline station.

Gas Central Heating & Double Glazing.

EPC: C - Council Tax: C

All prospective tenants are required to complete our Pre-Application Form before any viewing or application can be progressed. This ensures suitability and helps avoid unnecessary delays.

Ground Floor

The ground floor comprises a generous reception hallway with a large built-in storage cupboard. The lounge/diner is positioned at the front of the property and benefits from dual-aspect windows, creating a light and welcoming living space. The modern fitted kitchen includes matching wall and base units, an integrated oven, four-ring gas hob with extractor, and space for additional appliances.

First Floor

On the first floor, a spacious landing provides access to all three bedrooms and the contemporary family bathroom. The bathroom features a modern suite including a 'P'-shaped bath with glass shower screen and overhead shower, vanity wash hand basin and low-level WC.

Garage/Undercroft

22'10" x 10'2"

A particular advantage of this home is the larger-than-average integral double garage, located on the lower ground floor and accessed externally. This provides secure off-road parking for multiple vehicles or could be utilised as a storage area. Please note: there is no internal access between the house and the garage.

Location

Weymouth Beach, the Promenade, town centre amenities, shops, eateries and the mainline train station are all within close proximity, making this an ideal home for those seeking convenience and coastal living.

Reservation & Deposit

A one week's holding deposit is required to reserve the property, subject to successful

completion of referencing. The tenancy deposit is five weeks' rent, payable prior to move-in, along with the first month's rent in advance.

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Local Authority **Dorset Council**
Council Tax Band **C**
EPC Rating **C**



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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.