



MOLLARO

8 Albert Street, Weymouth DT4 7DL  
£1,450 PCM







Albert Street is a charming cul-de-sac of townhouses occupying a quiet and secluded setting, yet being moments from the beach, train station and town centre.

The property has been newly updated and is arranged over three levels. To the ground floor, from the entrance hall there is a spacious dining room through to a newly fitted kitchen complete with appliances. From here, double doors open onto a delightful Chelsea-style enclosed courtyard garden. The entrance hall also leads to a useful utility room and ground floor shower room. Stairs raise to the first floor landing where a generously sized lounge is found to the front aspect. Also on this level is bedroom three and the large family bathroom, complete with bath tub and separate shower cubicle. Stairs ascend to the second floor landing and from here the spacious master bedroom is found to the front aspect, with bedroom two facing to the rear. On road parking is available in front of the property and on nearby roads via a resident permit scheme.

The shops, restaurants and facilities of Weymouth's town centre, beach front and quay are all just a short stroll away, with the train station also being within easy reach and providing a mainline route through to London Waterloo.

The property further benefits from gas central heating and UPVC double glazing, and is offered to let on a long term, furnished basis. An ideal opportunity to experience coastal living and enjoy all that this property has to offer its new occupiers!





## KEY FEATURES

- Charming Cul-De-Sac Location
  - Three Storey Townhouse
- Moments from the Beach, Train Station & Town Centre
  - Newly Updated Including New Kitchen
- Three Double Bedrooms & Two Reception Rooms
  - Delightful Chelsea-Style Courtyard Garden
  - Bathroom, Shower Room & Utility Room
  - Gas Central Heating & UPVC Double Glazing
    - Resident Permit Parking On Road
- Available Now Long Term on a Furnished Basis

## ADDITIONAL INFORMATION

**Rent:** £1,450 per calendar month

**Deposit:** £1,673

**Council Tax:** Band TBC (Dorset Council)

**Energy Performance Rating:** TBC

Please note, the property was previously arranged as two flats and therefore a new council tax band and energy performance rating are currently being calculated.











# FLOORPLAN





## Viewing by Appointment Through the Landlord's Sole Agent

Mollaro Ltd ▪ Briggs House ▪ 26 Commercial Road ▪ Ashley Cross ▪ Poole ▪ BH14 0JR  
01202 80 50 90 ▪ hello@mollaro.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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