



Instinct Guides You



Wyke Road, Rodwell £875 PCM

- Rodwell
- Allocated Parking
- Lower Ground Floor
- Communal Garden Access
- Council Tax Band A
- Large Kitchen
- On Bus Route
- Supermarket Nearby
- Good Sized Lounge
- EPC = D



Submit Your
Application Today...

aria! propertymark

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

All applications will be checked for suitability. Once advertised Wilson Tominey aims to be in contact within 7 working days.

WilsonTominey  Instinct Guides You



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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**** PLEASE SEE APPLICATION PROCESS ****

A two bedroom LOWER GROUND FLOOR apartment situated in RODWELL offering PRIVATE ENTRANCE, access into a COMMUNAL GARDEN and ALLOCATED PARKING.

As you enter the front door, a hallway provides access into the living room and kitchen. Directly to your right, is a generous sized kitchen with a range of fitted kitchen units and space for further appliances. Beyond the kitchen a door leads into the bathroom comprising bath, shower over, wc and wash hand basin.

The good sized lounge has enough space for furniture plus a storage cupboard and doors leading into both bedrooms.

The main bedroom is a generous double with window overlooking the front and the second bedroom is a good sized single room or perfect home office/ study.

Completing the accommodation, a doorway leads from the hallway onto an excellent sized rear communal garden.

The Council Tax is Band A

The EPC is D

Room Dimensions

Living Room 16'2" x 12'7" (4.95 x 3.86)

Bedroom One 14'10" x 12'4" (4.54 x 3.77)

Bedroom Two 14'11" x 6'2" (4.56 x 1.9)

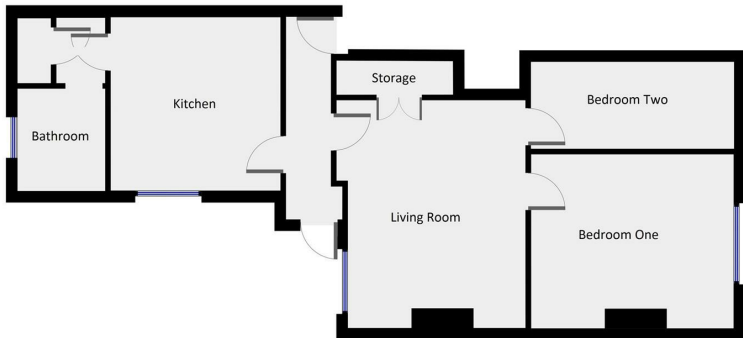
Application Process

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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
63	78
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	
62	81
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.