



Instinct Guides You



****NO FURTHER APPLICATIONS** Reedling Close £1,050 PCM**

- Well Presented House in Broadway
- Close To Upwey Train Station
- Long Term Let
- Allocated Parking
- Council Tax Band B
- Fitted Kitchen
- Bath With Shower Over
- Close To Shopping Precinct
- Patio Doors Onto Garden
- EPC = C



Submit Your
Application Today...

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

All applications will be checked for savings. Once checked 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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****VIRTUAL TOUR AVAILABLE****

A BEAUTIFULLY PRESENTED End Terrace house in BROADWEY, with ALLOCATED PARKING and landscaped rear garden.

Entering into the property you are greeted by the entrance hallway with doorways into the lounge and kitchen. The kitchen is situated at the front of the house and comprises traditional white fitted units with space for fridge freezer and washing machine. There is a fitted oven, hob and sink unit which overlooks the front garden. The lounge is situated at the rear of the property with large patio doors allowing the light to travel through. Stairs rise to the first floor with doorways to the bedrooms and bathroom. The main bedroom again overlooks the front of the house and boasts views towards Bincombe Hills. The second bedroom is ample size as a spare room, child's bedroom or study and looks onto the rear garden. The bathroom with rear aspect window benefits from bath with shower over, vanity sink unit and WC. Outside, the rear garden has been landscaped making it an attractive usable space and maximising the sun intake with three main levels. The initial level provides a decked terrace, excellent as a seating area/ BBQ haven. Steps lead to the further two tiers which are lawned with hard standing for a shed at the top.

Location -
The property is situated in Broadwey, approximately Four miles North of Weymouth Town Centre and equidistant to Dorchester Town Centre.
Upwey Train Station is a short stroll away (approximately half a mile).
There are an array of shops and amenities close by, including a Post Office, convenience store, dentist, church and more, all within walking distance.

EPC - C
Council Tax - B

Room Dimensions

Lounge 16'10 x 11'9 (5.13m x 3.58m)

Kitchen 7'10 x 7'8 (2.39m x 2.34m)

Bedroom One 12'0 x 9'8 plus wardrobe (3.66m x 2.95m plus wardrobe)

Bedroom Two 10'5 x 6'8 (3.18m x 2.03m)

Pet Charge

In the event a pet is considered for this property, there will be an additional charge of £25.00 per month, per pet.

Please ask one of the members of our team whether a pet may be considered.

Application Process

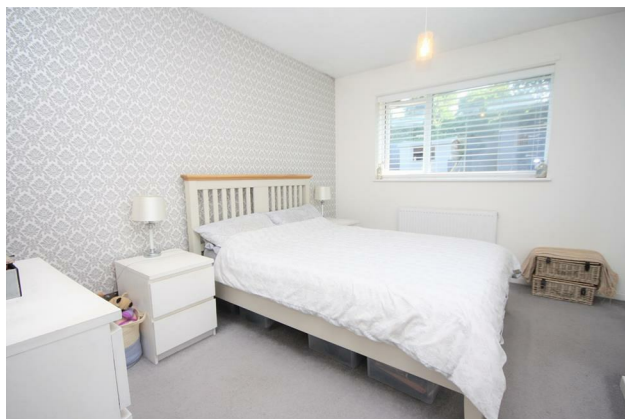
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

Once in receipt of an application, these will be sent to the landlord and they 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:

www.wilsontominey.co.uk/application



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(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		91
(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.