



Instinct Guides You



Bowleaze Cove way £1,050 PCM

- Long Term Let
- Allocated Parking
- Stroll to Bowleaze Beach
- Lounge/Diner
- EPC = C
- En-Suite
- Under Floor Heating
- Regretfully No Pets
- Modern First Floor Apartment
- Council Tax Band B



Submit Your
Application Today...

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

All applications will be checked for suitability. Once checked Wilson Tominey will 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 LIGHT & AIRY modern first floor apartment in BOWLEAZE COVEWAY, a short stroll to the BEACH and STUNNING WALKS along the JURASSIC COASTLINE.

The apartment offers spacious, light and airy accommodation throughout. There is a living/dining room with a superb feature bay window with juliet balcony; a well presented kitchen/breakfast room with a good range of modern units and worktops housing integral appliances; two bedrooms, en-suite shower room and storage cupboard; and a family bathroom.

The apartment benefits further from gas fired under floor heating throughout, some sea glimpses from the living room, an allocated parking space is also included with the apartment.

Preston offers a wide array of local amenities including an off-licence/delicatessen, chemist, post office, hairdressers and doctors' surgery. There are three convenience stores and public houses within the area and regular bus service to Weymouth.

The property is also close to the beach at Overcombe, popular with watersports enthusiasts, and the Lodmoor nature reserve is also a short distance away. Train stations in Weymouth Town Centre and Upwey provide main line rail links to London Waterloo.

The EPC for this property = C

The Council Tax is Band B

Room Dimensions

Living/Dining Room 11'5" plus bay window x 15'10" (3.48m plus bay window x 4.85m)

Kitchen/Breakfast Room 9'10" x 9'8" (3.02m x 2.97m)

Bedroom One 11'2 > 7'7 x 14'2 > 8'7 (3.40m > 2.31m x 4.32m > 2.62m)

En-Suite 5'2 x 5'1 (1.57m x 1.55m)

Bedroom Two 11'1" x 7'6" plus door recess (3.4m x 2.31m plus door recess)

Bathroom 5'6" x 6'9" (1.7m x 2.06m)

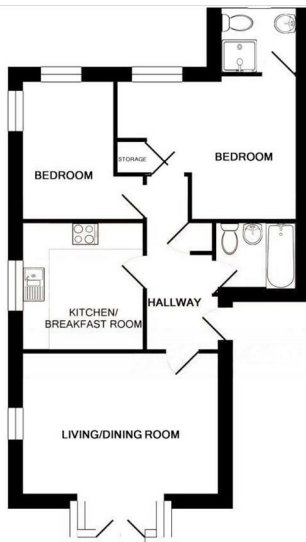
Application Process

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			
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			
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.