



Instinct Guides You



## High Street, Fortuneswell, Portland £1,225 PCM

- Modern Fitted Kitchen
- Generous Proportions
- Transport Links Close By
- Two Reception Rooms
- EPC = D
- Fortuneswell Portland
- Short Walk To Chesil Beach
- Three Bedrooms
- Stunning Coastal Walks
- Council Tax Band B



Submit Your  
Application Today...

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Head to [www.wilsonsominey.co.uk](http://www.wilsonsominey.co.uk)  
to complete our application form.

All applications will be checked for savings. Once checked Wilson Tominey aim to be in contact within 7 working days.

WilsonTominey  Instinct Guides You



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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 SPACIOUS THREE bedroom terraced home located in the popular residential area of Fortuneswell Portland with a range of AMENITIES, TRANSPORT LINKS and stunning COASTAL WALKS close by. The property benefits a MODERN fitted kitchen, TWO receptions ROOMS and maintains some Victorian-esque features.

Stepping inside features typical of its time period are apparent with high ceilings throughout and ornate cornicing frames the rooms beautifully. The open plan lounge/diner at the front of the property is a light inviting space with plenty of time for a range of furniture and the fireplace is certainly a focal point to the room. The bay window allows plenty of natural light to enter the space, creating a pleasant living area.

The kitchen at the rear of the property has a modern, contemporary feel with a range of built in appliances and decorative chimney. The kitchen opens into the family bathroom which is a well proportioned room with both shower cubicle and free standing bath, wash hand basin and W/C.

The rear garden has a low maintenance finish with a decked area that is perfect for soaking up the sun and entertaining and is bordered by traditional stone walls. The first floor comprises of three bedrooms. The principle bedroom at the front is a generous room that benefits a larger bay window and plenty of space for a range of bedroom furniture. Bedroom two found adjacent is another double room with views into the rear garden while bedroom three is a further double room enjoying the same pleasant views.

The EPC for this property is D

The Council Tax is Band B

## Room Dimensions

**Living Room 11'8" plus bay x 10'5" max (3.57 plus bay x 3.20 max)**

**Dining Room 11'10" x 8'5" max (3.63 x 2.59 max)**

**Kitchen 13'11" x 8'11" (4.26 x 2.73)**

**Bedroom One 12'7" x 11'10" plus bay (3.86 x 3.61 plus bay)**

**Bedroom Two 10'5" x 8'5" max (3.19 x 2.58 max)**

**Bedroom Three 13'9" x 9'0" (4.20 x 2.76)**

### 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](http://wilsontominey.co.uk/application)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.