



Instinct Guides You



## Abbotsbury Road, Weymouth £850 PCM

- Outdoor Space
- Allocated Parking
- Available For Long Term Let
- Short Walk To Town Center
- EPC = C
- Ground Floor Flat
- Two Double Bedrooms
- Good Public Transport Links Nearby
- Close To Shops & Local Amenities
- Council Tax Band A



Submit Your  
Application Today...

aria | propertymark

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

All applications will be considered for viewings. Once shortlisted 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 GROUND FLOOR, TWO DOUBLE BEDROOM flat with OUTSIDE SPACE and an ALLOCATED PARKING SPACE.

Accommodation comprised a spacious lounge with French doors allowing plenty of natural light into the room creating a bright and airy space which leads onto the Kitchen. A hallway takes you through to the two double bedrooms and bathroom. The access to the outside area is found through the largest bedroom and is a shingled area.

The EPC for this property is a C

The Council Tax is Band A

Room Dimensions

Lounge 13'3" x 10'7" (4.05m x 3.24m)

Kitchen 6'6" x 5'9" (2m x 1.76m)

Bathroom 6'9" x 5'9" (2.07m x 1.76m)

Bedroom One 8'10" x 8'7" (2.71m x 2.62m)

Bedroom Two 11'9" x 8'0" (3.6m x 2.44m)

Application Process

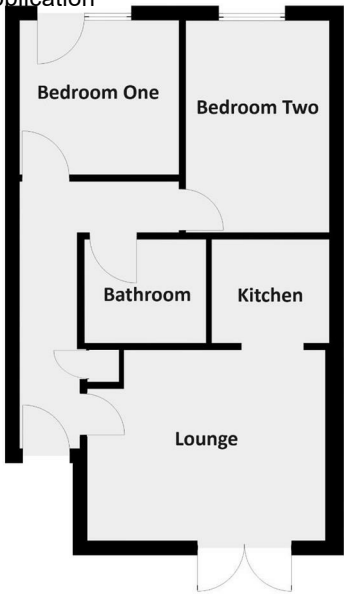
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

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:

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 <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.