



Instinct Guides You



Stonehill Court, Wyke Regis £900 PCM

- Stunning Sunset Views
- Short Walk To The Fleet
- Close To Local Schools
- Short Walk To Amenities
- EPC = E
- Open Plan Lounge/Kitchen
- Well Presented Throughout
- Wyke Regis
- Available for Long Term Let
- Council Tax = B



WilsonTominey

For an application, go to:

www.wilsonsominey.co.uk/application



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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 ***

Let Instinct Guide You to your next rental property with this First Floor TWO BEDROOM flat with STUNNING VIEWS over The Fleet and across to Portland.

On entering the WELL PRESENTED flat a hallway takes you through to the two bedrooms and the bathroom before you enter into the Lounge/Kitchen. With spectacular views from the Lounge/Kitchen you can sit in the comfort of your lounge and watch the sun set over the Fleet.

Bedroom one is a good sized double room with a view over towards Portland and Bedroom two is a single room but could be utilised as a home office space.

The EPC for this property is E

The Council Tax for this property is Band B

Room Dimensions

Lounge/Kitchen 18'3" max x 18'1" max (5.58m max x 5.52m max)

Bedroom One 11'3" x 8'11" (3.45m x 2.72m)

Bedroom Two 7'10" x 7'5" (2.4m x 2.27m)

Bathroom 6'0" x 5'3" (1.84m x 1.62m)

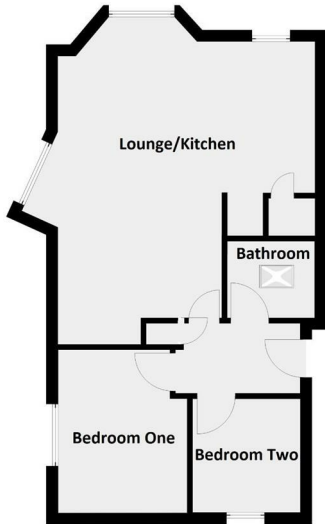
Application Process

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.