



Instinct Guides You



Westhill Court, Wyke Regis £1,325 PCM

- Three Double Bedroom
- Modern Fitted Kitchen/Diner
- Long Term Let
- Wyke Regis
- Council Tax Band C
- Well Presented
- Allocated Parking
- Low Maintenance Garden
- Family Home
- EPC = C



Submit Your Application Today...

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

[Complete Our Application Form](#)

All applications will be shortlisted for viewings. Once shortlisted, Wilson Tominey aims to be in contact within 7 working days.



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 three bedroom house situated in WYKE REGIS with MODERN FITTED KITCHEN/DINER, LOW MAINTENANCE GARDEN and PARKING. The property is located within close proximity to many amenities including a variety of shops, schools and a regular bus route to Weymouth Town Centre.

Entering into the property, the useful porch leaves room for shoes & coats whilst a door leads into the downstairs accommodation. The lounge, positioned to the front of the property offers a front aspect window allowing light to flood through whilst leaving ample space for furnishings. Situated to the rear of the property is the kitchen/diner stretching the width of the property offering a range of fitted units and ample space for dining & entertainment whilst patio doors lead out to the garden.

Ascending to the first floor are three double bedrooms with space for storage and a family bathroom comprising bath with shower over, hand wash basin and WC.

Outside there is a small front garden with grassed area and space for potted plants whilst the rear garden is enclosed with a paved pathway, low maintenance Astro turf with gated access.

The EPC for this property is C

The Council Tax is Band C

Room Dimensions

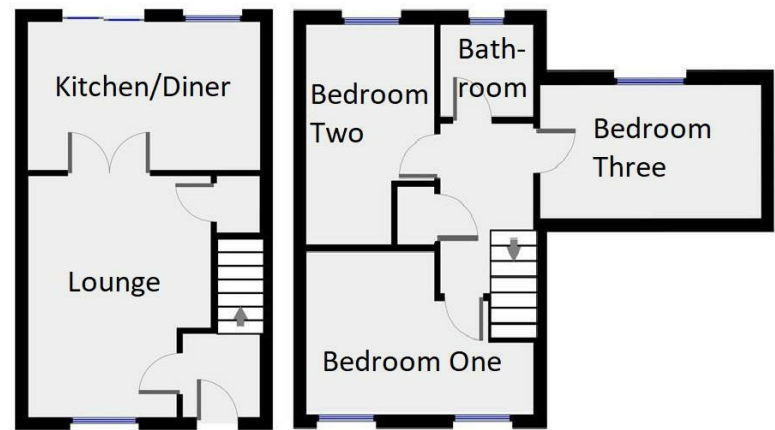
- Lounge
- Kitchen/Dinner
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom
- Application Process

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	70		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.