



Instinct Guides You



## Glendinning Avenue, Weymouth £1,000 PCM

- Furnished or Unfinished
- Two Double Bedrooms
- Modern Fitted Bathroom
- Lounge/Kitchen/Diner
- EPC = D
- Offroad Parking
- Short Walk To Town Centre
- Close To Local Amenities
- Available For Long Term Let
- 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 shortlisted 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 beautifully presented two double bedroom flat, available for let, option of FULLY FURNISHED or UNFURNISHED.

A modern bathroom and kitchen compliment this apartment with plenty of natural light coming in and great storage options. Two double bedrooms and good storage options finish the accommodation and the property also benefits from an off road parking space.

The EPC for this property is D

The Council Tax is band A

Room Dimensions

Lounge/Kitchen 13'6" max x 13'0" (4.13m max x 3.97m)

Bedroom One 12'4" x 11'0" (3.76m x 3.37m)

Bedroom Two 10'9" max x 6'5" (3.29m max x 1.96m)

Bathroom 9'3">6'6" x 4'9" max (2.84m>2m x 1.47m max)

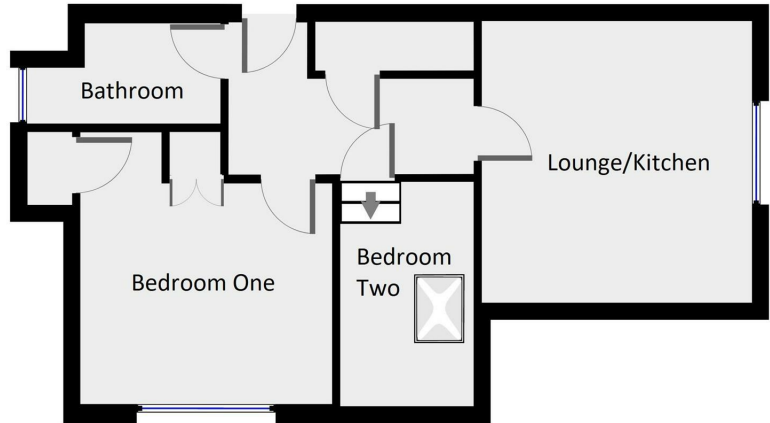
Application Process

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	68	68
(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.