



Instinct Guides You



## Clearmount Road £825 PCM

- Modern Throughout
- Maisonette Style
- Large One Bedroom Flat
- Close To Local Amenities
- EPC = C
- Feature Fireplaces
- Available August 2025
- Separate Bath & Shower
- Short Walk To Rodwell Trail
- Council Tax Band A



**Submit Your Application Today...**

Head to [www.wilsonsominey.co.uk](http://www.wilsonsominey.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.

WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E [sales@wilsonsominey.co.uk](mailto:sales@wilsonsominey.co.uk)  
W [www.wilsonsominey.co.uk](http://www.wilsonsominey.co.uk)



\*\*\* PLEASE SEE APPLICATION PROCESS \*\*\*

A large, Maisonette style, one bedroom flat, situated in the Rodwell/Wyke Regis area just a short walk to the Rodwell Trail. With good transport links and local amenities nearby, this property provides plenty of room and is available for long term let.

Entering the flat, a set of stairs takes you to the first floor landing which provides access to the Lounge, kitchen and bathroom. The lounge has a large bay window and a feature fireplace and has plenty of room for lounge accessories along with dining table or desk for an office area. The kitchen is also a good size with space for a fridge/freezer, washing machine and plenty of wall and base units whilst also providing room for a dining table. The bathroom features a bath with separate walk in shower, hand wash basin and W/C, there are also two large storage cupboards.

Climbing another set of stairs takes you to the spacious bedroom. With storage cubby holes and a feature chimney breast, this is a good sized double room with plenty of natural light due to large windows at the front and rear of the room.

The EPC for this property is C

The Council Tax is Band A

Room Dimensions

Lounge 13'7" into bay x 15'3" max (4.15m into bay x 4.67m max)

Kitchen 11'11" x 9'3" (3.65m x 2.82m)

Bedroom 16'9" x 15'4" max > 12'0" (5.13m x 4.68m max > 3.68m)

Bathroom 11'5" x 8'8" (3.5m x 2.66m)

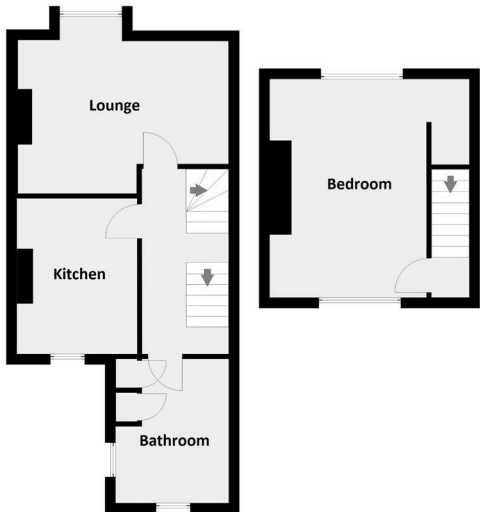
Application Process

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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.