



Instinct Guides You



Dorchester Road, Weymouth £925 PCM

- Long Term Let
- Well Presented Throughout
- Two Bedroom Apartment
- Enquire Now
- EPC - C
- Open Plan Kitchen/Living Room
- Parking
- Broadway Area
- Close To Amenities
- Council Tax - B

**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.

WilsonTominey
PROPERTY & COASTLINE



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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Located in a well-maintained modern apartment block in Upwey, this top-floor apartment offers two double bedrooms, a spacious open-plan lounge and kitchen, a modern bathroom, allocated parking and bright interiors with charming features. With generous living space and excellent natural light throughout, the property enjoys some open countryside views ideally located equidistant to both Weymouth and Dorchester.

The apartment is accessed via a smart communal hallway and stairwell, leading into a welcoming entrance hall with room for storage and coat hanging. To the left, the heart of the home is an expansive open-plan lounge and dining area with vaulted ceilings and twin skylights. This space is beautifully presented, offering plenty of room for both relaxing and entertaining, with soft neutral decor and fitted carpeting enhancing the sense of warmth and comfort.

The kitchen is neatly arranged off the lounge, designed in a modern shaker style with integrated oven, hob, extractor, under-counter appliances and tiled flooring. Open to the living space, it allows for sociable dining while maintaining a defined cooking area with useful breakfast bar area.

Returning to the hallway, the bathroom is positioned between the bedrooms and is fitted with a white suite including a panelled bath with shower over, a wash basin, WC and chrome towel rail, all finished with contemporary tiling and a window for natural ventilation.

Both bedrooms are generously sized doubles. Bedroom One offers space for wardrobes and a rear aspect window bringing in plenty of light, while Bedroom Two is similarly spacious with sloped ceilings and feature windows, ideal as a guest room or home office.

Outside, the property benefits from allocated parking along with visitors spaces.

EPC - C
Council Tax - B

Room Dimensions

Living Room / Kitchen 16'8" x 16'7" (5.1m x 5.06m)

Bedroom 1 12'5" x 8'11" (3.8m x 2.74m)

Bedroom 2 9'8" x 18'0" (2.96m x 5.51m)

Application Process

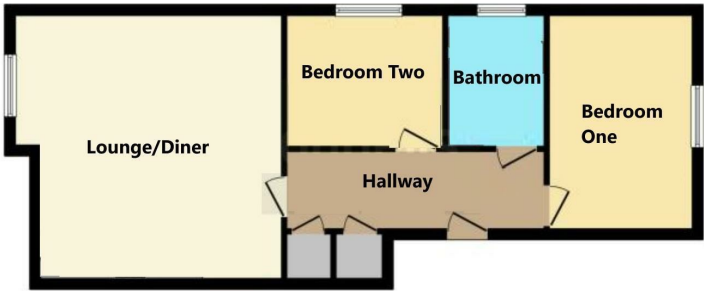
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

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:

www.wilsonsominey.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			(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			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.