



Instinct Guides You



## Bingleaves Road, Weymouth £1,050 PCM

- Two Bedrooms
- Two Allocated Parking Spaces
- Spacious Lounge
- Short Walk To The Nothe
- EPC = C
- Juliette Balcony
- En Suite
- Close To Local Amenities
- Short Walk To Rodwell Trail
- Council Tax Band C

**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.

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

A TWO BEDROOM property located in the popular area of RODWELL, with short strolls to the Rodwell Trail and Nothe Gardens, this property features TWO ALLOCATED PARKING SPACES, one of which is under cover, an en suite to the largest bedroom and a spacious lounge with a Juliette balcony allowing plenty of natural light into the room. Located on the second floor there are well kept communal areas before entering the flat and plenty of storage options whilst inside. Available for a long term tenancy, please fill out an application form to register your interest for a viewing.

The EPC for this property is C

The Council Tax is Band C

Room Dimensions

Lounge 14'7" max x 15'6" max (4.45m max x 4.74m max)

Kitchen 12'4" x 7'9" max (3.78m x 2.37m max)

Bedroom One 14'7" x 9'3" (4.45m x 2.83m)

Bedroom Two 12'4" x 8'2" (3.78m x 2.51m)

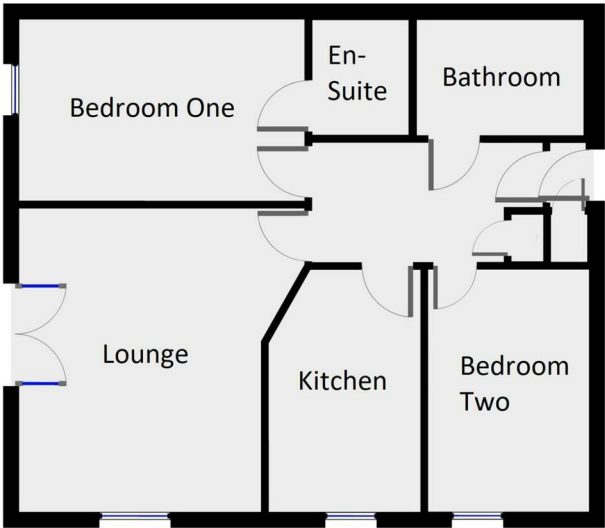
Application Process

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 <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.