



Instinct Guides You



## Bincleaves Road, Weymouth £1,200 Per Month

- Well Presented Throughout
- Parking
- En-Suite
- Long Term Let
- EPC - In Progress
- Ground Floor
- Living Room/Diner
- Two Bedrooms
- Located In The Rodwell Area
- Council Tax - C



**Submit Your Application Today...**

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

Lettings & Property Management



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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A well-presented and spacious two double bedroom ground floor apartment situated on the highly sought-after Bincleaves Road, just a short walk from Newton's Cove, the Old Harbour, Hope Square and the Rodwell Trail. Offering generous living accommodation, an en-suite shower room, allocated carport parking and direct access to attractive westerly-facing communal gardens, this property is ideally suited to professionals, couples or retirees seeking coastal living.

The accommodation comprises a welcoming entrance hall with a useful storage cupboard, leading to all principal rooms. The bright and spacious dual-aspect living room provides ample space for both lounge and dining furniture, with French doors opening directly onto the communal gardens, creating an excellent indoor-outdoor feel.

The fitted kitchen offers a good range of wall and base units, generous worktop space and room for appliances, with additional space for informal dining.

The principal bedroom is a generous double with a modern en-suite shower room. The second bedroom is also a well-proportioned double, making it ideal as a guest room, home office or additional bedroom. A contemporary family bathroom completes the accommodation.

Located in one of Weymouth's most desirable residential areas, this fantastic apartment combines generous accommodation with an enviable coastal location, offering easy access to the town centre, local amenities and excellent transport links.

Agent notes: Water is included

Council Tax - C  
EPC - In progress

## Room Dimensions

Lounge/Diner 17'6" x 12'4" (5.35m x 3.78m)

Kitchen 15'6" x 7'7" (4.74m x 2.32m)

Bedroom One 14'8" x 9'6" (4.49m x 2.91m)

Bedroom Two 15'7" x 8'3" (4.77m x 2.52m)

Ensuite

Bathroom

## Application Process

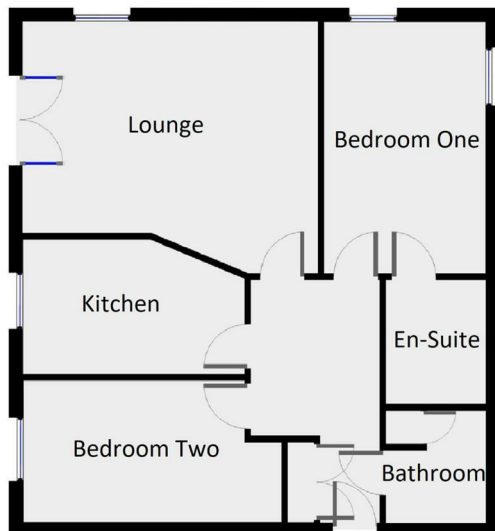
Interested in Applying?

Due to the high level of demand, all applicants are required to complete our online application form before a viewing can be considered.

Please submit your application via our website using the link below:

[www.wilsontominey.com](http://www.wilsontominey.com)

Once your application has been received and reviewed, a member of our lettings team will contact you regarding the next steps. Please ensure all information provided is accurate and complete to avoid any delays in processing your application.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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.