



Instinct Guides You



## The Finches, Weymouth £925 PCM

- Well Presented Apartment
- Broadway
- Two Bedrooms
- Close To Amenities
- Lounge/Diner
- Near Transport Links
- 1st Floor Apartment
- Close To Bus Route
- EPC = C
- Council Tax Band A

**Submit Your Application Today...**

Head to [www.wilsontominey.co.uk](http://www.wilsontominey.co.uk) to complete our application form

**Complete Our Application Form**

All applications will be shortlisted for viewings. Once shortlisted, WilsonTominey 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@wilsontominey.co.uk](mailto:sales@wilsontominey.co.uk)  
W [www.wilsontominey.co.uk](http://www.wilsontominey.co.uk)



A well presented TWO BEDROOM apartment situated in the location of BROADWEY just a short walk to UPWEY TRAIN STATION, close by to BUS ROUTES and other AMENITIES.

Stepping into this property you enter via the private entrance with stairs rising to the first floor and into the accommodation.

The living room is a generous size with two westerly facing windows, allowing for plenty of natural light to flood through and space for furnishings. The hall leads into the kitchen with a range of fitted kitchen units and space for appliances.

Bedroom one, adjacent to the kitchen, is a good sized double, benefitting from enough room for furnishings and bedroom two is a good sized single with built in wardrobes. The bathroom consists of bath with shower over, wash hand basin and wc.

The EPC for this property is C

The Council Tax is Band A

### Room Dimensions

Lounge/Diner 15'11 max x 15'0 max (4.85m max x 4.57m max)

Kitchen 9'10 x 9'01 (3.00m x 2.77m)

Bedroom One 11'08 x 11'03 (3.56m x 3.43m)

Bedroom Two 9'08 x 5'09 (2.95m x 1.75m)

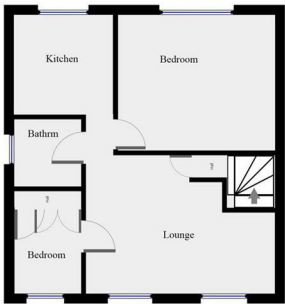
### Application Process

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](http://wilsontominey.co.uk/application)



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|---|---------|-----------|
|   | Current | Potential |   | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>  | 69      | 77        |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| 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.