



Instinct Guides You



## Down Road, Weymouth £1,100 PCM

- Balcony & Views
- Two Double Bedrooms
- Bathroom & Ensuite
- Spacious Lounge
- Council Tax Band C
- Allocated Parking
- Close To Local Amenities
- Wyke Regis/Weymouth Areas
- Ample Storage Areas
- EPC - C

**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, 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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Welcome to this charming property located on Down Road in Wyke Regis/Weymouth area. This delightful flat boasts two spacious double bedrooms, perfect for a small family or professionals looking for extra space. The property features a modern bathroom and an en suite for added convenience and luxury.

One of the highlights of this lovely flat is the balcony, offering views of the surrounding area.

Located in a peaceful neighbourhood, this property also comes with parking, making it easy for you and your guests to park without any hassle.

Council Tax Band C

EPC = C

## Room Dimensions

Lounge/Diner 19'7" max x 12'2" max (5.99m max x 3.727m max)

Kitchen 9'10" x 7'5" (3.01m x 2.27m)

Bedroom One 14'6" x 10'7" (4.44m x 3.24m)

Bedroom Two 14'6" max x 8'3" (4.44m max x 2.52m)

Bathroom 7'5" x 6'8" (2.27m x 2.05m)

En Suite 6'7" x 5'9" (2.02m x 1.76m)

### Application Process

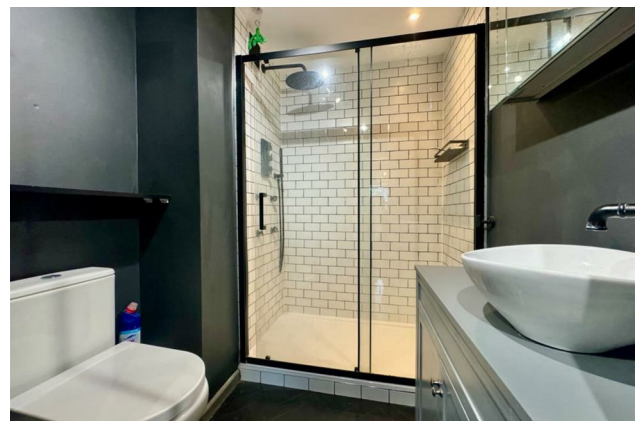
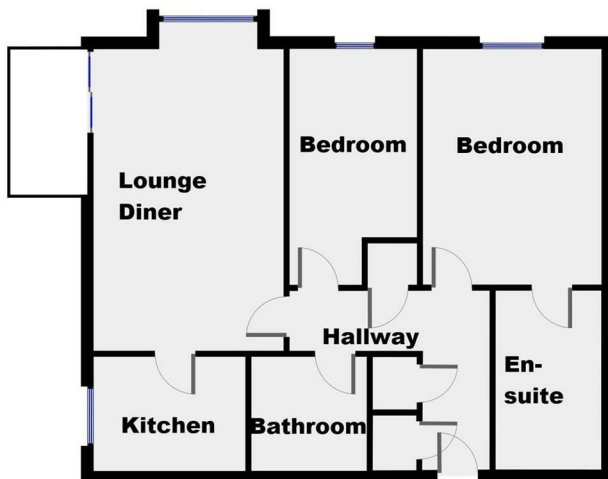
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

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](http://www.wilsonsominey.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.