



Instinct Guides You



## Weston Road, Portland, Dorset DT5 2BZ £900 PCM

- Two Bedrooms
- Ground Floor
- Modern Kitchen/ Bathroom
- Allocated Parking
- EPC - In progress
- Weston, Portland
- Pets Allowed
- Gas Central Heating
- Large Lounge
- Council Tax - A



**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, WilsonTominey aims to be in contact within 7 working days.

**Lettings & Property Management**

WilsonTominey Ltd  
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DT4 8NS



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 two bedroom ground floor flat situated in the popular Weston area of Portland, conveniently located within easy reach of local shops, amenities and regular bus routes.

The property benefits from allocated parking and offers well proportioned accommodation throughout, comprising a fitted kitchen, spacious lounge/diner, contemporary bathroom suite and two bedrooms. An ideal home in a convenient residential location.

EPC -  
Council Tax - A

Entrance

Kitchen 10'2" x 9'10" (3.1 x 3)

Hallway

Lounge/ Diner 19'4" x 12'5" (5.9 x 3.8)

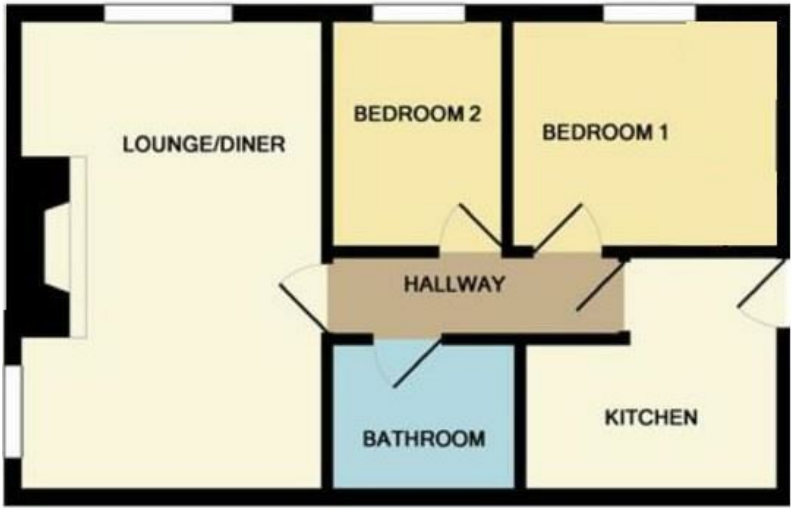
Bedroom One 9'10" x 9'6" (3 x 2.9)

Bedroom Two 9'10" x 7'2" (3 x 2.2)

Bathroom

Allocated Parking





| 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 |           |
| 69                                          | 81        |
| 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 |           |
| 64                                                              | 78        |
| England & Wales                                                 |           |
| EU Directive 2002/91/EC                                         |           |