



Instinct Guides You



Bincleaves Road, Weymouth £1,100 PCM

- Garage
- Moments From Nothe Gardens
- Long Term Let
- Contemporary Kitchen and Shower Room
- Council Tax - C
- Two Double Bedrooms
- Generous Proportions Throughout
- First Floor
- Distant Views
- EPC - In Progress

Submit Your Application Today...

Head to 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.

Wilson Tominey
WEYMOUTH & 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.

Wilson Tominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



Positioned along the highly regarded Bincleaves Road, just moments from the picturesque Nothe Gardens and the crystal-clear waters of Newtons Cove, this beautifully presented two bedroom first floor apartment offers spacious, well-appointed accommodation in one of Weymouth's most sought-after coastal locations. The property further benefits from a garage and well-maintained communal gardens, making it ideal for those seeking both convenience and a peaceful setting.

Accessed via tidy communal gardens, the apartment is situated on the first floor and immediately impresses with its sense of space and natural light. The living room is a generous and welcoming space, offering ample floor area to accommodate a variety of living and dining furniture, perfect for both relaxing and entertaining. Positioned conveniently alongside, the stylish contemporary kitchen is fitted with modern units and provides plenty of preparation and storage space, complemented by pleasant views stretching towards Weymouth Bay.

Both bedrooms are well-proportioned double rooms, each offering space for additional wardrobes or storage as required, making the layout practical for a range of occupants. The accommodation is completed by a modern family bathroom, finished in sleek white tiling and fitted with a bath and shower over, wash basin and WC, creating a clean and contemporary finish.

The entrance hallway is another standout feature, providing excellent storage with three large cupboards, ideal for coats, household items and general organisation.

Externally, the property enjoys access to attractive communal grounds, and the inclusion of a garage within the block adds valuable parking or storage space. With coastal walks, green spaces and Weymouth town centre all within easy reach, this apartment offers an exceptional opportunity for comfortable coastal living.

EPC - In Progress
Council Tax - C

Room Dimensions

Living Room 15'10" x 12'4" (4.85m x 3.78m)

Kitchen 9'7" x 9'2" (2.93m x 2.80m)

Bedroom One 15'10" x 9'8" (4.85m x 2.97m)

Bedroom Two 15'10" x 12'7" x 7'9" x 4'10" (4.85m x 3.84m x 2.37m x 1.48m)

Shower Room 7'1" x 5'9" (2.16m x 1.77m)

Garage

Application Process

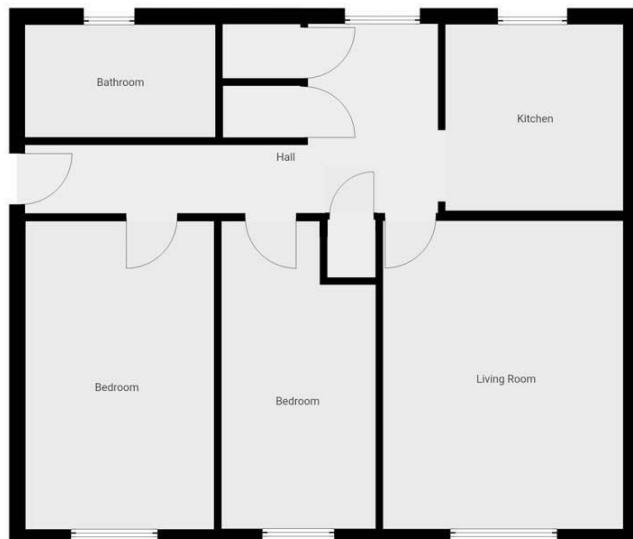
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

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.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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.