



Instinct Guides You



## Weston Street, Portland £875 PCM

- Nearby Coastal Walks
- Open Green Outlook
- Two Bedroom Apartment
- Generous Room Sizes
- EPC: B
- Modern Shower Room
- Spacious Living Room
- Close To Bus Routes
- Stone Built Building
- 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, Wilson Tominey aims to be in contact within 7 working days.

WilsonTominey  
PROPERTY & COASTAL



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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Situated on Weston Street in Portland, this two bedroom apartment offers well proportioned accommodation within a stone built block, with open outlooks across nearby green space and convenient access to local amenities. The property features a bright living room, separate kitchen, two bedrooms and a modern shower room, providing practical living space in a well connected Portland location.

The apartment is accessed via a communal entrance and opens into a central hallway which connects all principal rooms. To one side of the property sits the living room, a spacious and bright room with a large window allowing plenty of natural light and providing space for seating and dining furniture.

The kitchen is positioned separately and fitted with a range of white wall and base units with work surfaces and space for appliances. A window above the worktop allows natural light into the room and offers a pleasant outlook.

The shower room is fitted with a contemporary suite including a shower enclosure with tiled walls, wash basin with vanity storage and a WC.

There are two bedrooms located toward the opposite side of the apartment. Bedroom one is the larger of the two rooms and benefits from a wide window which brings in good natural light. Bedroom two provides a further bedroom space which could also be suitable for use as a study or additional living area if required.

Externally, the building sits within a residential setting with surrounding open grassed areas and views across the nearby neighbourhood, creating an open aspect around the property.

EPC: B  
Council Tax: A

## Room Dimensions

**Living Room 15'10" x 9'10" (4.85 x 3.00)**

**Kitchen 12'9" x 8'4" (3.91 x 2.55)**

**Bedroom One 10'4" x 8'3" (3.15 x 2.53)**

**Bedroom Two 10'3" x 6'8" (3.14 x 2.04)**

**Bathroom 6'8" x 5'6" (2.04 x 1.69)**

### Application Process

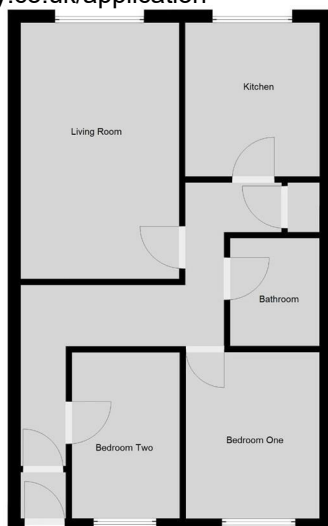
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

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



Energy Efficiency Rating	
	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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	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	
<b>England &amp; Wales</b>	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.