



Instinct Guides You



## Reap Lane, Portland £1,050 Per Month

- Newly decorated
- Transport Links
- Allocated Parking Space
- Local Amenities
- Council Tax: A
- Enclosed Garden
- Nearby Schools
- Two Bedrooms
- Coastal Walks
- EPC: C



**Submit Your Application Today...**

Head to [www.wilsonsotominey.co.uk](http://www.wilsonsotominey.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.

WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E [sales@wilsonstominey.co.uk](mailto:sales@wilsonstominey.co.uk)  
W [www.wilsonsotominey.co.uk](http://www.wilsonsotominey.co.uk)



Set within a popular residential area close to local amenities, schools and transport links, this two bedroom terraced house offers a spacious conservatory, enclosed rear garden and well proportioned accommodation throughout. The property also benefits from a fitted kitchen, first floor bathroom and allocated living space with stairs rising to the first floor.

The front door opens into the lounge, a bright reception room with a front aspect window and staircase leading to the first floor. The kitchen is positioned to the rear of the property and fitted with a range of wall and base units, work surfaces and space for appliances. A door from the kitchen leads directly into the conservatory, creating an additional reception or dining area with views over the garden and access outside.

Upstairs, the property offers two bedrooms, both with rear and front aspect windows allowing for good natural light. The bathroom is fitted with a bath and shower attachment, wash hand basin and WC.

Outside, the rear garden is mainly laid to lawn with a pathway leading to a timber shed and enclosed fencing surrounding the boundaries.

This property presents an excellent opportunity for those seeking a home in a convenient location with practical living accommodation and useful additional space provided by the conservatory.

Agent notes: The property is currently undergoing redecoration with carpets being replaced and walls refreshed throughout.

EPC: C  
Council Tax Band: A

## Room Dimensions

Lounge 14'5" x 13'0" (4.41 x 3.98)

Kitchen 7'10" x 13'0" (2.40 x 3.98)

Conservatory 9'6" x 11'7" (2.90 x 3.54)

Bedroom 1 11'8" x 9'10" (3.57 x 3.01)

Bedroom 2 10'9" x 7'1" (3.30 x 2.17 )

### Application Process

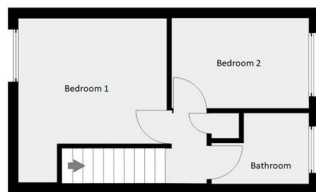
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

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)



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENDOPRA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



Energy Efficiency Rating	Current	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	Current	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.