



Instinct Guides You



Queens Avenue, Dorchester £1,300 Per Month

- Very Generous In Size
- Long Term Let
- Two Bedrooms
- Roof Terrace
- Council Tax - C
- Off Road Parking
- Well Presented
- Close To Transport Links
- Early Enquires Recommended
- EPC - C

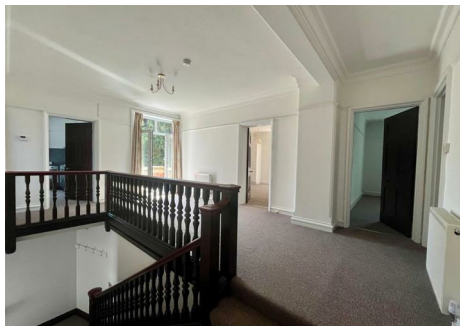
Submit Your Application Today...

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.

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@wilsontominey.co.uk
W www.wilsontominey.co.uk



This exceptionally spacious two-bedroom first floor flat is situated in a sought-after location in Dorchester and offers generous, well-presented accommodation throughout, making it an ideal home for professional tenants or couples looking for a long-term let.

The property welcomes you with an impressive entrance hall featuring attractive character details, leading through to a bright and spacious living room overlooking the well-maintained communal grounds.

The modern fitted kitchen provides ample storage and worktop space, while both bedrooms are generous doubles, with the principal bedroom benefiting from built-in wardrobes. The bathroom is well appointed with both a panelled bath and a separate shower cubicle, offering practicality for everyday living.

Externally, residents can enjoy attractive communal gardens and the added benefit of off-road parking. Conveniently located close to Dorchester town centre, the property is within easy reach of a wide range of shops, cafés, restaurants and excellent transport links, making it perfectly positioned for commuters and those wishing to enjoy everything the county town has to offer.

Offered as a long-term let, this impressive home is sure to generate significant interest, and early enquiries are strongly recommended.

Council Tax Band C. EPC Rating: C

Room Dimensions

Lounge

Kitchen

Bedroom One

Bedroom Two

Bathroom

Application Process

Interested in Applying?

Due to the high level of demand, all applicants are required to complete our online application form before a viewing can be considered.

Please submit your application via our website using the link below:

www.wilsontominey.com

Once your application has been received and reviewed, a member of our lettings team will contact you regarding the next steps. Please ensure all information provided is accurate and complete to avoid any delays in processing your 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.