



Instinct Guides You



## Gentian Way, Preston Downs £1,350 PCM

- Southerly Garden
- Driveway & Garage
- Three Bedrooms
- Pets Considered
- Council Tax Band D
- Nearly New House
- Downstairs Cloakroom
- En Suite
- Long Term Let
- EPC B



**WilsonTominey**

*For an application, go to:*

[www.wilsonsominey.co.uk/application](http://www.wilsonsominey.co.uk/application)



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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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\*\*\* PLEASE SEE APPLICATION PROCESS \*\*\*

BEAUTIFULLY PRESENTED Three bedroom SEMI DETACHED house with GARAGE and PARKING in the PEMBERLEY ESTATE, Preston Downs.

This NEARLY NEW house is located on a bus route being equidistant from both Weymouth and Dorchester with amenities located near by. Accommodation comprises entrance hallway, cloakroom, modern fitted kitchen, lounge/diner with French doors to a SOUTHERLY ASPECT garden.

To the first floor there is the master with ENSUITE, a second DOUBLE bedroom with built in WARDROBE, one single bedroom with BUILT IN DOUBLE WARDROBE and a LIGHT AND AIRY family bathroom. Outside there is one parking space and a garage.

The EPC is B

The Council Tax is Band D

## Room Dimensions

Lounge/ Diner 13'9 x 18'5 (4.19m x 5.61m)

Kitchen 10'10 x 8'8 (3.30m x 2.64m)

Bedroom One 10'8 x 12'4 (3.25m x 3.76m)

Bedroom Two 7'3 x 11'8 (2.21m x 3.56m)

Bedroom Three 6'8 x 8'8 (2.03m x 2.64m)

### Application Process

Due to the current high level of demand, we are asking all prospective tenants to submit an application prior to viewing. Once in receipt of an application, the landlord 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:

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

### Pet Charge

In the event a pet is considered for this property, there will be an additional charge of £25.00 per month, per pet.

Please ask one of the members of our team whether a pet may be considered.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	83	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		97
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> 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.