



Instinct Guides You



Weston Road, Portland, Dorset DT5 2BZ £675 PCM

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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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****VIDEO TOUR**** Pets Considered **TWO BEDROOM**, **GROUND FLOOR** flat in Weston, Portland, moments from shops and bus route.

The property, with **ALLOCATED PARKING** benefits from a **MODERN FITTED KITCHEN**, bathroom suite, large lounge/ diner and two bedrooms.

Entrance

Kitchen 10'2" x 9'10" (3.1 x 3)

Hallway

Lounge/ Diner 19'4" x 12'5" (5.9 x 3.8)

Bedroom One 9'10" x 9'6" (3 x 2.9)

Bedroom Two 9'10" x 7'2" (3 x 2.2)

Bathroom

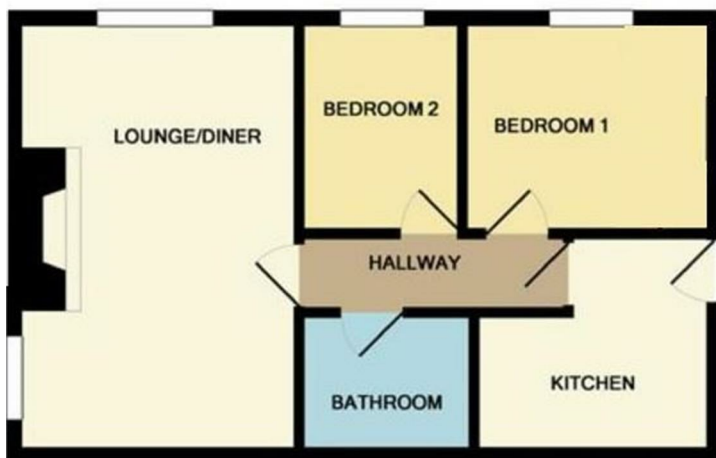
Allocated Parking

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.

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| 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 or suitability 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.