



Instinct Guides You



## Tyberton Court £1,100 PCM

- Poundbury
- Two Bedrooms
- Juliette Balcony
- Top Floor
- EPC = B
- Covered Parking
- Modern Kitchen
- Available For Long Term Let
- Close To Amenities
- Council Tax Band C

### 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.

Wilson Tominey  
PLYMOUTH & COASTLINE



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.

Wilson Tominey Ltd  
15 Westham Rd.  
DT4 8NS

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



Poundbury - Two Double Bedrooms. Parking. Lovely Presentation. Available for Long Let. Double Glazed & Gas Central Heating. Views Over Poundbury.

A well presented, uniquely designed, light and airy, two bedroom apartment situated in the heart of Poundbury.

A security phone system provides access to the apartment via a communal hallway and stairs to the 2nd floor.

An entrance hall way leads to a modern open living space with a front aspect curved wall with double glazed windows and double French doors opening to a Juliet balcony with views over Poundbury. The modern kitchen is fitted with wall and floor units and integrated electric oven and hob. There is space for a fridge/freezer and for a washing machine or washer dryer.

The bathroom is fitted with a 'P' shaped bath with curved shower screen and shower fitment.

No pets are allowed for this property.

EPC = C

Council Tax Band C

## Room Dimensions

**Lounge/ Diner 17'8" x 14'9" (5.4m x 4.5m)**

**Bedroom One 11'5" x 31'5" (3.5m x 9.6m)**

**Bedroom Two 10'5" x 9'6" (3.2m x 2.9m)**

**Kitchen 10'5" x 5'10" (3.2m x 1.8m)**

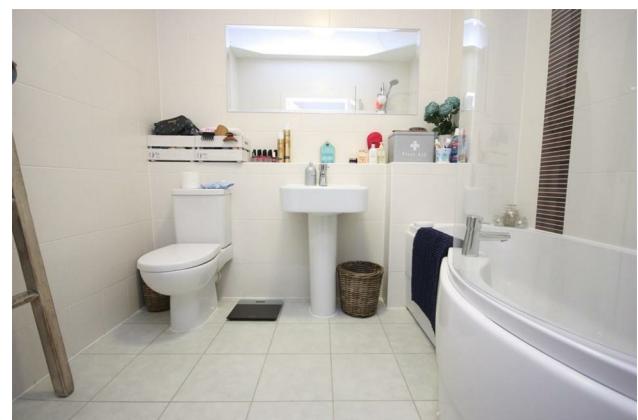
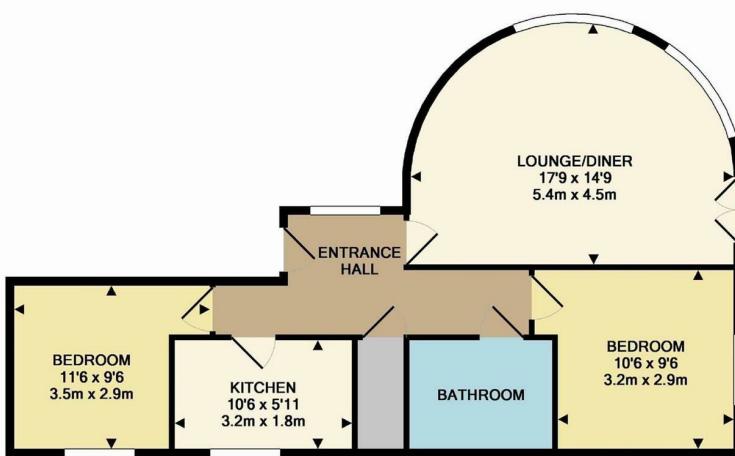
## Application Process

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)



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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			