



Instinct Guides You



## Brambling Close, Weymouth £1,175 PCM

- Two Double Bedrooms
- Beautifully Presented
- Modern Kitchen & Bathroom
- Broadway, Weymouth
- EPC = C
- Close To Shops & Amenities
- Close To Transport Links
- Low Maintenance Rear Garden
- Allocated Parking
- Council Tax Band B



**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.

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

A well presented, two bedroom house with **ALLOCATED PARKING**, situated in Broadway, Weymouth with direct routes straight to Weymouth and Dorchester town Centres as well as being close to Upwey Train station with direct routes to London Waterloo.

The accommodation comprises entrance hallway, modern fitted kitchen and spacious living room with French doors opening onto garden. Upstairs you will find two bedrooms and the bathroom. Outside are front and rear low maintenance gardens along with an allocated parking space at the front.

The EPC for this property is C

The Council Tax is Band B

## Room Dimensions

**Living Room 13'4 x 12'8 measurement includes stairs (4.06m x 3.86m measurement includes stairs)**

**Kitchen/ Breakfast Room 11'4 x 9'4 (3.45m x 2.84m)**

**Bedroom One 12'9 x 10'1 (3.89m x 3.07m)**

**Bedroom Two 11'5 x 7'7 (3.48m x 2.31m)**

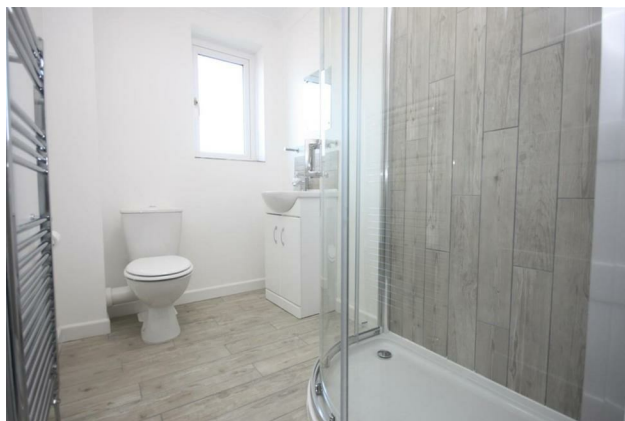
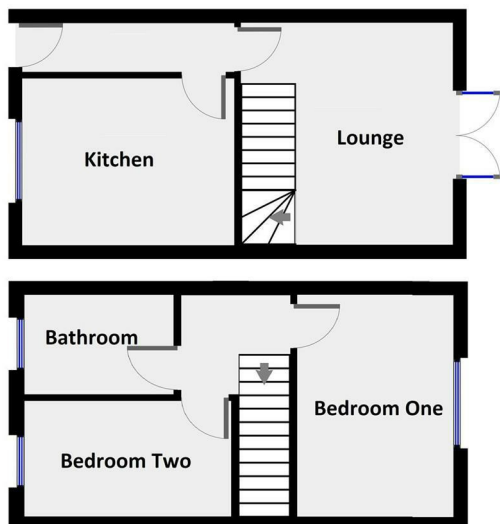
### Application Process

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			90
(81-91) B			
(69-80) C		74	
(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			
(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			
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.