



Instinct Guides You



Dorchester Road £800 PCM

- Gas Included In The Rent
- Open Plan Living/Kitchen
- Long Term Let
- Close To Local Amenities
- EPC - C
- Refurbished Property
- Close To Transport Links
- Double Bedroom
- Ground Floor Flat
- Council Tax - A

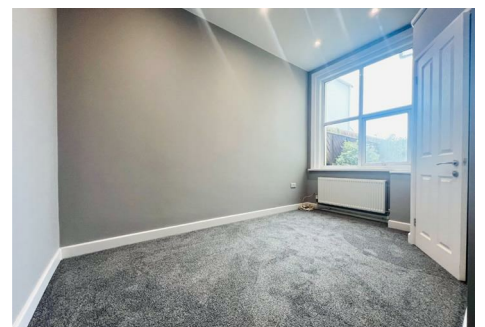
**Submit Your
Application
Today...**

Head to www.wilsontominey.co.uk
to complete our application form

Complete Our Application Form

All applications will be shortlisted for viewings. Once shortlisted, WilsonTominey aims to be in contact within 7 working days.

WilsonTominey
PROPERTY & 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.

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A delightful one-bedroom GROUND FLOOR flat that has recently been completely refurbished, this property is perfectly suited to a single person or couple. Situated in a prime spot, this property is perfect for those seeking a long-term let close to local amenities and transport links.

As you step into this flat, you'll be greeted by a cosy open plan living room/kitchen that offers a comfortable space to relax and unwind. The double bedroom provides a peaceful retreat after a long day. The bathroom is well-appointed which features a shower cubicle, hand-wash basin and toilet.

Whether you're a young professional looking for a stylish abode or a couple seeking a cosy home, this flat caters to a variety of needs.

Don't miss out on the opportunity to make this one-bedroom flat your long-term home. Submit your application via our website today.

GAS BILL INCLUDED IN THE RENT.

Council Tax - A
EPC - C

Room Dimensions

Living Room/Kitchen 15'7" x 11'5" (4.76m x 3.50m)

Bedroom 13'2" x 7'7" (4.03m x 2.32m)

Bathroom 8'2" x 6'10" (2.50m x 2.1m)

Application Process

Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

Once in receipt of an application, these will be sent to the landlord and they 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:

www.wilsonsominey.co.uk/application



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.