



Instinct Guides You



## Glendinning Avenue, Weymouth £1,100 Per Month

- Two Double Bedrooms
- Off Road Parking
- Spacious Dual Aspect Lounge/Diner
- Long Term Let
- EPC - C
- Well Presented
- Easy Access To Bus Routes
- Close To Town Centre & Lodmoor Hill
- Apply Via [WilsonTominey.com](http://WilsonTominey.com)
- Council Tax - C



**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, WilsonTominey 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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Wilson Tominey are delighted to present this well-maintained two double bedroom apartment with allocated parking, ideally situated just a short distance from the town centre and its wide range of amenities.

Located on the first floor and accessed via a communal staircase, the property opens into a generous hallway that provides access to all rooms. The heart of the home is the spacious lounge/dining room, offering ample space for a variety of furnishings and enjoying a bright dual aspect, enhanced by an attractive bay window.

Adjacent sits the well-appointed kitchen, fitted with a range of cabinetry and space for appliances. A charming angular bay window adds character and natural light to the space.

Both bedrooms are well-proportioned doubles, offering excellent versatility for those needing guest accommodation, a home office, or additional storage. The bathroom completes the apartment, featuring a modern white suite set against contemporary tiling.

Location - The property sits within easy reach of Weymouths vibrant town center & picturesque Harbourside. The train station servicing direct link to London Waterloo is within close proximity.

EPC - C  
Council Tax - A

## Room Dimensions

Living/Dining Room 14'11" max x 12'11" max (4.56 max x 3.95 max)

Kitchen 9'8" x 5'0" (2.96 x 1.53)

Bedroom One 12'9" max x 9'3" max (3.90 max x 2.84 max )

Bedroom Two 12'9" max x 11'4" max (3.90 max x 3.46 max )

Bathroom 8'1" x 4'8" (2.47 x 1.43)

### Application Process

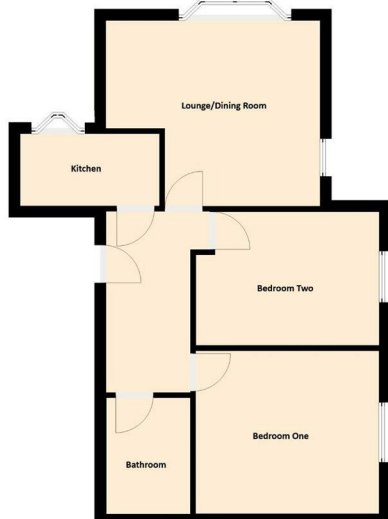
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
72	78
<b>England &amp; Wales</b>	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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	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.