



Instinct Guides You



Weston Road, Portland, Dorset DT5 2BZ £625

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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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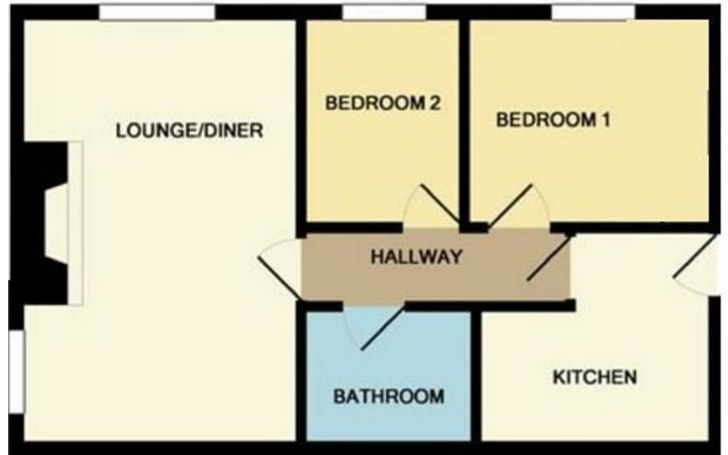
Wilson Tominey offer a TWO BEDROOM, GROUND FLOOR flat in Weston, Portland. The property benefits from ALLOCATED PARKING and is situated close to a variety of shops and amenities plus a bus route serving transport links into Weymouth Town. The accommodation benefits from a NEWLY FITTED KITCHEN, modern bathroom suite, large lounge/ diner and two bedrooms.

Entrance

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



Allocated Parking



Hallway

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		69	
(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			78
(81-91) B			
(69-80) C		64	
(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	

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

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

Bathroom

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.