



Instinct Guides You



## Liberty Road, Portland £1,150 PCM

- SHORT TERM 6 MONTH LET
- Modern Throughout
- Two Bedroom Terraced
- Close To The Sailing Academy
- Local Bus Routes
- BILLS ARE AN ADDITIONAL £410 PCM
- FULLY FURNISHED
- Close To The Sea
- Close To Amenities
- EPC - B



**Submit Your  
Application  
Today...**

Head to [www.wilsonsominey.co.uk](http://www.wilsonsominey.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.

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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SHORT TERM WINTER LET – £1,150 PCM + £410 PCM  
BILLS – FULLY FURNISHED

Available for a 6-month winter let, this well-presented and fully furnished two bedroom property is situated in a quiet area at the bottom of Portland, just moments from the water's edge - making it a perfect tranquil location for walks, along with making it a convenient location for those who may enjoy water sports. Offering a peaceful retreat, the home is modern throughout and equipped for comfortable living.

Perfect for those seeking short term accommodation, the property is available at £1,150.00 per calendar month, with an additional £410.00 per month covering all bills, including council tax, gas, electric, water, and Wi-Fi.

Available now – early viewing is recommended.  
Bills are an additional £410.00

EPC - B

Room Dimensions

Lounge Kitchen Diner 30'9" max x 13'11" max (9.39m max x 4.26m max)

Bedroom One 13'9">10'3" x 9'11" (4.2m>3.14m x 3.04m)

Bedroom Two 13'10" max x 9'11" (4.23m max x 3.04m)

Bathroom 8'2" x 6'8" (2.5m x 2.04m)

Utility 6'5" x 3'7" (1.96m x 1.1m)

W/C 6'2" x 3'7" (1.89m x 1.1m)

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:

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		83
(69-80) C		
(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.