



Instinct Guides You



## Dorchester Road, Weymouth £1,200 PCM

- Two Parking Spaces
- Popular Location of Upwey
- Top Flat Countryside Views
- Well Presented Throughout
- EPC - D
- Three Bedrooms
- Modern Kitchen & Bathroom
- On a Bus Route
- Available September
- Council Tax - A

**Submit Your  
Application  
Today...**

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

WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E [sales@wilsontominey.co.uk](mailto:sales@wilsontominey.co.uk)  
W [www.wilsontominey.co.uk](http://www.wilsontominey.co.uk)





Located on the picturesque border of Broadwey and Upwey is this attractive three bedroom apartment with elevated countryside views and TWO PARKING SPACES. The home is tastefully finished throughout with stylish contemporary kitchen, bathroom and well proportioned accommodation as well as being stationed on a bus route with nearby amenities.

Side access continues through to the apartment's two parking spaces and communal area; The property is located on the top floor allowing for sensational countryside views from an elevated position.

A doorway opens into the spacious lounge area, light is amplified by dual aspect windows and generous proportions with access to the hallway. Along the L-shape kitchen benefits from attractive units and additional storage - including a separate storage cupboard and ample floorspace.

Bedrooms One and Two are both double bedrooms with a stylish contemporary bathroom between; Bedroom Three functions as an ample guest room or potential study/office.

The block is stationed between the charming locales of Broadwey and Upwey, encompassing viridescent views and a semi-rural feel whilst enjoying a direct bus route from Weymouth to Dorchester as well as a range of amenities within close proximity.

EPC - D  
Council tax - A

### Room Dimensions

- Lounge/Diner 18'1" x 12'9" (5.52m x 3.89m)
- Kitchen 14'10" x 8'4" (4.54m x 2.56m)
- Bedroom One 13'6" x 8'9" (4.13m x 2.69m)
- Bedroom Two 12'5" x 8'5" (3.81 x 2.59)
- Bedroom Three 9'6" x 8'9" (2.90m x 2.69m)
- Bathroom 7'7" x 5'5" (2.33m x 1.67m)

#### Application Process

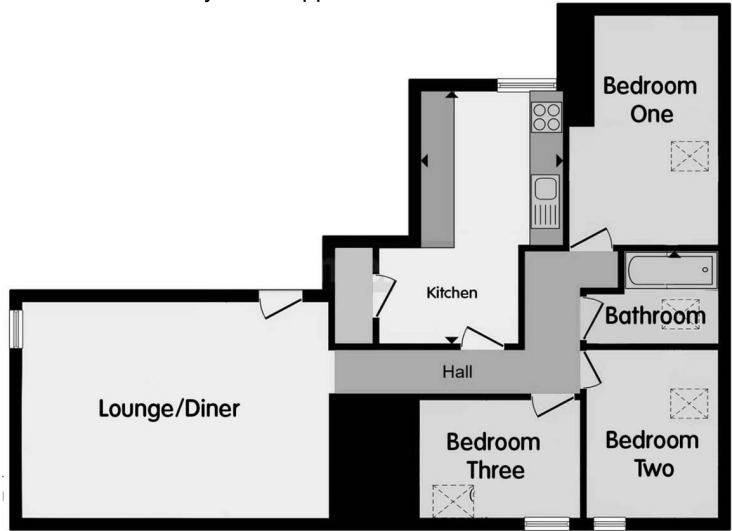
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

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](http://www.wilsonsominey.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		
<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.