



21b HIGH STREET, LANGTON MATRAVERS
£750 PCM

Unfurnished
Available Immediately

GROUND FLOOR

SHARED ENTRANCE HALL staircase to first floor.

FIRST FLOOR

HALL night storage heater, access to loft, recessed airing cupboard with insulated hot water cylinder.

LIVING ROOM/DINING ROOM 3.37m x 3.25m excl bay (11' x 10'7" excl bay), North, some views of the Purbeck Hills and Swanage in the distance, fireplace with tiled hearth, night storage heater, fitted cupboard with shelving over, telephone point.

KITCHEN 2.32m x 2.02m (7'7" x 6'7"), North, similar views to living room/dining room, newly fitted range of grey units comprising worktop with drawers, cupboards and shelving under, composite sink, wall cabinets, electric cooker.

BEDROOM 3.41m x 3.37m (11'2" x 11'), South, fireplace which is currently blocked, night storage heater.

BATHROOM 2.02m x 1.62m (6'7" x 5'3"), East, newly fitted small panelled bath, WC, wall mounted wash hand basin, half tiled walls.

OUTSIDE Enclosed front garden.

TERMS This property is not suitable for smokers.

PERMITTED PAYMENTS As well as paying the rent, you may also be required to make the following:

Security Deposit

5 week's rent

Change of Tenancy Agreement

£50 inclusive of VAT

Late Payment of Rent

3% above Base Rate from rent due date

Loss of Keys/Security Devices

Cost of replacement of keys/security device

Early Termination of Tenancy

Any unpaid rent or other reasonable associated costs.

SERVICES Mains water, drainage and electricity.

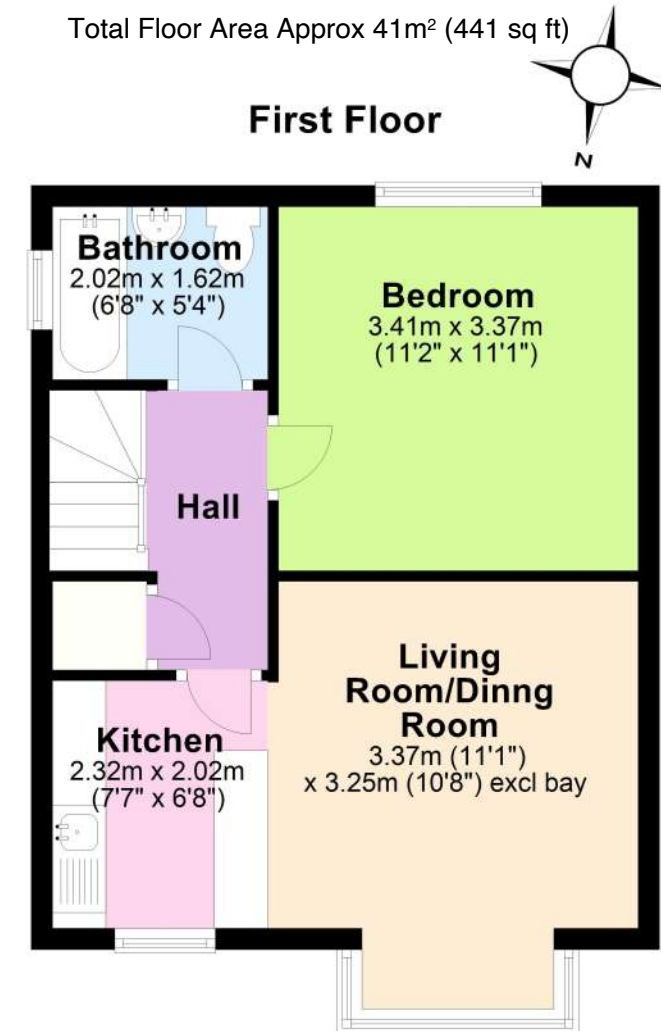
COUNCIL TAX

We have been advised by Dorset Council that the property is Band "A" which amounts to £1,451.92 for 2023/2024.

VIEWING

By appointment only please through the Agents, Corbens, 01929 422284. Please note the post code for this property is **BH19 3HA**.

Total Floor Area Approx 41m² (441 sq ft)



Property Ref: LETS351