



48 Higher Days Road, Swanage  
£1,000 PCM- 9 Months Only

Unfurnished  
Available March



## ACCOMMODATION

- ENTRANCE HALL** staircase to first floor.
- LIVING ROOM** 4.93m x 3.65m (16'2" x 12'), dual aspects, with double glazed doors leading to the South facing paved terrace.
- DINING ROOM/ KITCHEN** 4.92m x 3.36m (16'2" x 11'), dual aspects, range of fitted units with worktops, drawers and cupboards under, inset sink, wall cabinets, integrated hob with extractor hood over, space and plumbing for dishwasher.
- UTILITY** 2.07m x 0.88m (6'9" x 2'11"), South, sink unit, WC.

## FIRST FLOOR LANDING

- BEDROOM 1** 3.36m x 2.81m (11' x 9'3"), North, views over the town to Swanage Bay and Ballard Down in the distance. It has a range of fitted furniture and walk-in wardrobe.
- BEDROOM 2** 3.67m x 2.67m (12'1" x 8'9"), North, similar views to Bedroom 1.
- BEDROOM 3** 2.71m x 2.18m (8'11" x 7'2"), South, overlooking the garden and adjoining countryside..
- BATHROOM** 2.38m x 2.07 (7'10" x 6'10" max), South, bath and glazed screen with shower over, pedestal wash hand basin and WC.

- OUTSIDE** The open front garden is mostly laid to lawn with concrete driveway, providing off-road parking for 3 vehicles, leading to the detached garage. The South facing rear garden is lawned with paved terrace and has a gated access to adjoining countryside.

- SERVICES** All mains services connected.

- COUNCIL TAX** We have been advised by Dorset Council that the property is Band "C" which amounts to £2,171.51 for 2023/2024.

- TERMS** This property is not suitable for smokers.

THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

**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.

## VIEWING

By appointment only please through the Agents, Corbens, 01929 422284. Please note the post code for this property is **BH19 2LB**.

Property Ref: LETS344

