



**4 BEACH HAVEN, RABLING ROAD, SWANAGE**  
**£900 PCM**

**Unfurnished**  
**Available Immediately**



**ENTRANCE HALL** recessed storage cupboard.

**OPEN PLAN LIVING ROOM/KITCHEN** 5.1m x 5m max (16'9" x 16'5" max), South and West. Kitchen Area: Range of cream units, contrasting worktops with integrated oven and gas hob with filtration hood over.

**BEDROOM 1** 3.9m max x 3.71m (12'10" max x 12'2"), North, mirrored fitted wardrobes.

**BEDROOM 2** 2.7m x 2.6m (8'10" x 8'6"), West.

**BATHROOM** 2m x 1.7m (6'7" x 5'7"), West, suite in white comprising panelled bath with shower over, wash hand basin and WC.

**OUTSIDE** Communal grounds with attractive landscaped front garden area and a reserved parking space to the rear, accessed by a rear service lane.

**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**

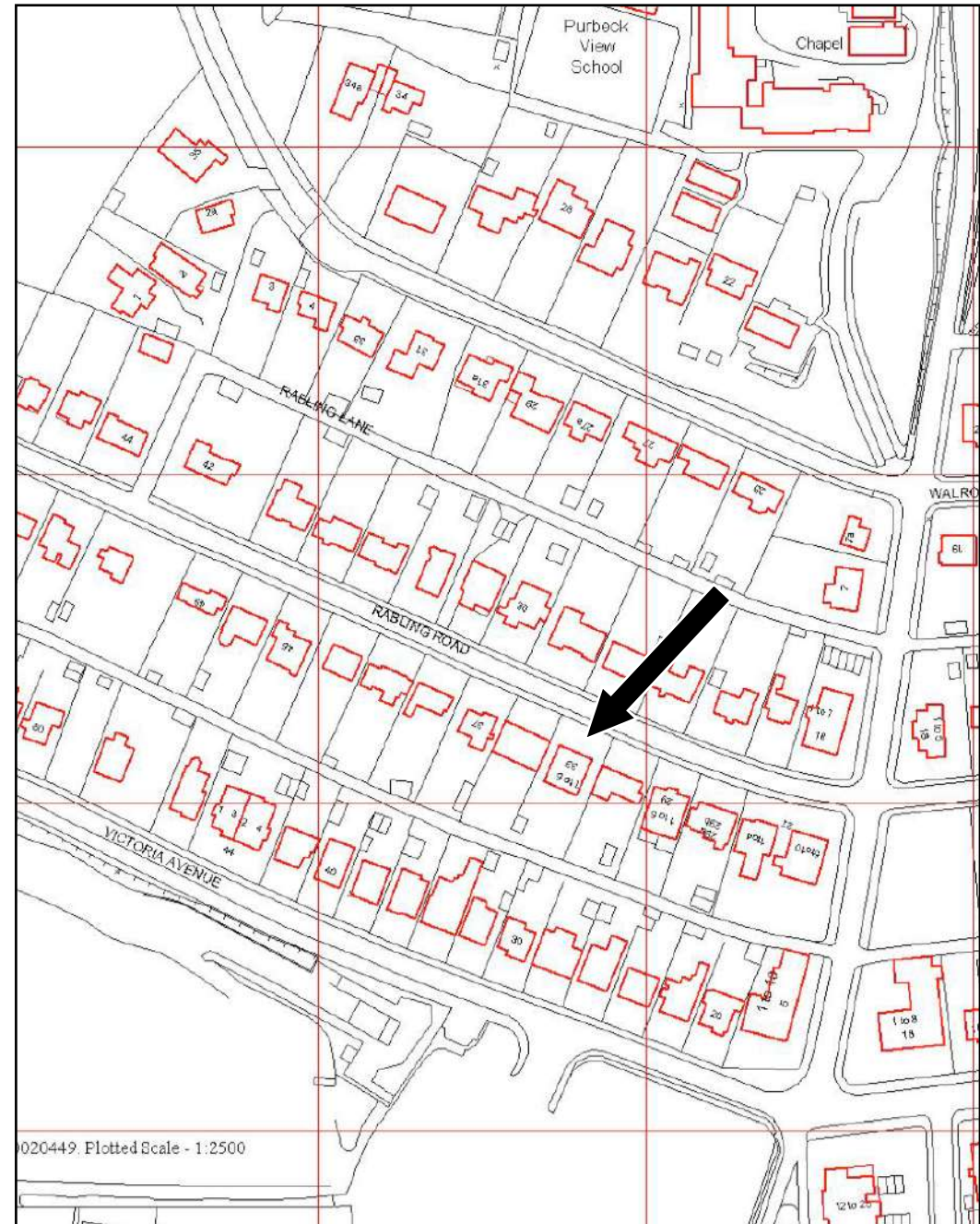
Any unpaid rent or other reasonable associated costs.

**SERVICES** 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.

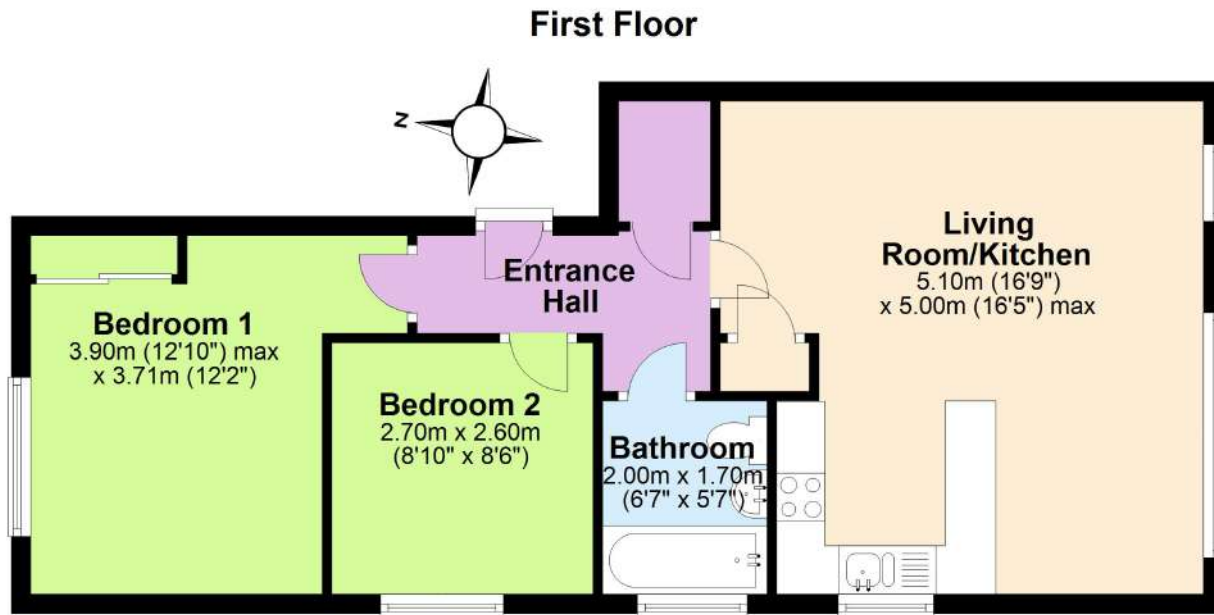
**VIEWING** By appointment only please through the Agents, Corbens, 01929 422284. Please note the post code for this property is **BH19 1ED**.

Property Ref: LETS340



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 Landlord. The area of the building is given for guidance purposes only and must be verified by the tenants. A Tenant 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.

Total Approximate Floor Area 54m<sup>2</sup> (581.25 sq ft)



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>		78	78
(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			



