



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

18 Pinnacles Reach, Peveril Road, Swanage
£1,100 PCM

Furnished or Unfurnished
Available Immediately

LIVING ROOM 5m x 3.64m (16'5" x 11'11"), North & East, views of Swanage Bay and the Purbeck Hills in the distance, sliding doors to private balcony.

KITCHEN/BREAKFAST ROOM 3.32m max x 2.58m (10'11" max x 8'6"), East, range of modern fitted units, worktops, integrated electric oven and hob, double doors to living room.

BEDROOM 1 3.61m x 3m (11'10" x 9'10"), South.

BEDROOM 2 3m x 2.9m (9'10" x 9'6"), South.

SHOWER ROOM 1.82m x 1.66m max (6' x 5'5" max), suite comprising corner shower cubicle, vanity style wash basin with cupboard under.

SEPARATE WC 1.87m x 1.33m (6'2" x 4'4"), WC, wash basin.

OUTSIDE Well maintained communal grounds. Single garage (no: 8) is situated in a small block at the rear of the building.

TERMS This property is not suitable for smokers. **Pets are not permitted** within the terms of the lease.

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 "D" which amounts to £2,558.82 for 2024/2025.

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

