



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>			76
(55-68) <b>D</b>			
(39-54) <b>E</b>		41	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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. Parking permit to allow parking for 1 vehicle in the residents parking areas.

**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**.

