

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.
- **<u>SHOWER ROOM</u>** 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.
- **<u>OUTSIDE</u>** Well maintained communal grounds. Parking permit to allow parking for 1 vehicle in the residents parking areas.
- **<u>TERMS</u>** 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

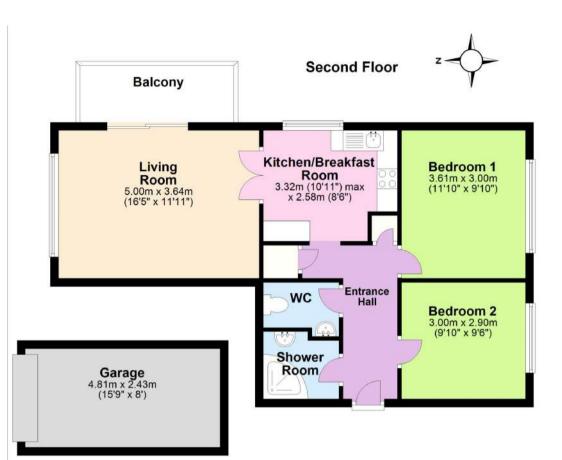
 Change of Tenancy Agreement
 £50 inclusive of VAT

 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.
- **<u>COUNCIL TAX</u>** We have been advised by Dorset Council that the property is Band "D" which amounts to £2,558.82 for 2024/2025.
- VIEWINGBy appointment only please through the Agents, Corbens, 01929
422284. Please note the post code for this property is BH19 2DF.





THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before traveling 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 are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.