

18 Pinnacles Reach, Peveril Road, Swanag.  
£1,200 PCM

Part Furnished/Unfurnished  
Available Mid January 2026



**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.

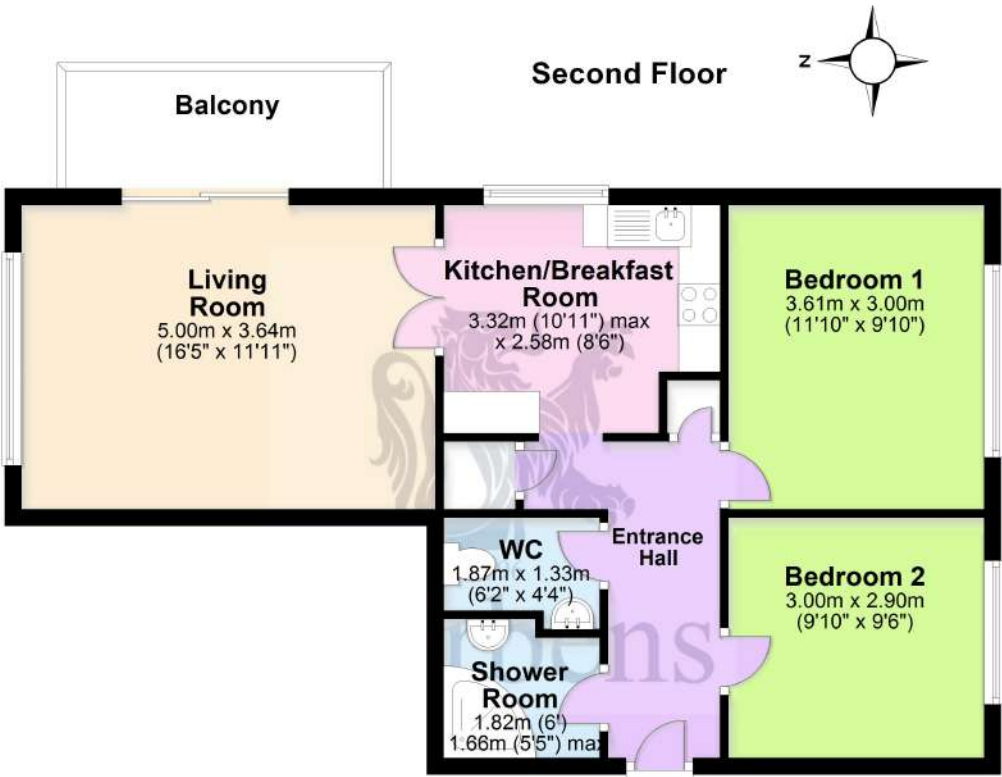
**PERMITTED PAYMENTS** As well as paying the rent, you may also be required to make the following:

- 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** Mains drainage, water and electricity.

**COUNCIL TAX** We have been advised by Dorset Council that the property is Band "D" which amounts to £2,689.44 for 2025/2026.

**VIEWING** By 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 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.