



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

5 ROSSLYN HOUSE, 134-136 HIGH STREET, SWANAGE
£850 PCM

Furnished/Unfurnished
Available Immediately

ACCOMMODATION

ENTRANCE HALL

LIVING ROOM

4.67m x 2.48m (15'4" x 8'2"), North views across the town to the Purbeck Hills and the bay in the distance, TV point, telephone point.

KITCHEN

2.49m x 2.37m (8'2" x 7'9"), range of light modern units comprising worktops, drawers and cupboards under, wall cabinets, inset stainless steel sink, integrated appliances including oven, gas hob with filtration hood over, fridge and freezer, washing machine, dishwasher.

BEDROOM 1

4.31m x 3.38m max (14'2" x 11'1"), South facing window and TV point.

BEDROOM 2

4.12m x 2.38m max (13'6" x 7'10"), South facing window.

SHOWER ROOM

3.09m x 0.90m (10'1" x 2'11"), West facing Velux window, modern suite comprising of shower, wash basin, WC and ladder radiator.

TERMS

This property is not suitable for smokers.



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.

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 "B" which amounts to £1,990.20 for 2024/2025.

VIEWING

By appointment only please through the Agents, Corbens, 01929 422284. Please note the postcode for this property is **BH19 2PA**.

Ref: LETS347

