

## 17 PRINCESS ROAD, SWANAGE £1,650 PCM

Unfurnished Available End of December

## **ENTRANCE PORCH**

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

- **LIVING ROOM** 4.92m excl bay x 3.34m (16'2" excl bay x 10'11"), South & West, fireplace, throughway to:
- **<u>DINING ROOM</u>** 3.22m x 2.98m (10'7" x 9'9"), South.

KITCHEN/BREAKFAST ROOM 5.64m x 3.84m max (18'6" x 12'7" max), North & East, range of fitted units with worktops, drawers and cupboards under, tiled splashbacks, wall cabinets, electric cooker, space and plumbing for dishwasher, sliding doors to garden.

**UTILITY** North, space and plumbing for washing machine.

**<u>CLOAKROOM</u>** North, WC, wash basin.

FIRST FLOOR

North.

- **BEDROOM 1** 5.6m max x 3.43m excl bay, West.
- **BEDROOM 2** 4.28m x 3.37m max (14'1" x 11'1" max), East.
- **BEDROOM 3** 4.82m x 2.44m (15'10" x 8'), Norh & East.
- **BEDROOM 4/STUDY** 1.99m x 1.88m (6'6" x 6'2"), South.
- **BATHROOM** 2.04m x 1.99m (6'8" x 6'6"), South, panelled bath incLuding shower over, WC, wash basin.
- **<u>OUTSIDE</u>** Enclosed rear garden which is paved with raised shrub beds. Parking space to front.
- **<u>TERMS</u>** This property is not suitable for smokers.

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.

## **<u>SERVICES</u>** All mains services connected.

make the following:

**COUNCIL TAX** We have been advised by Dorset Council that the property is Band "E" which amounts to £3,127.44 for 2024/2025.

<u>VIEWING</u> By appointment only please through the Agents, Corbens, 01929 422284. Please note the post code for this property is **BH19 1JG**.

Property Ref: LETS350

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 Landlord. The area of the building is given for guidance purposes only and must be verified by the tenants. A Tenant 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.





