

STANCOMBE, HIGHER GARDENS, CORFE CASTLE £2,000 PCM

Unfurnished Available December

ENTRANCE PORCH

PLEASE NOTE

The garage is not included in the rental.

LIVING ROOM

5.46m x 3.95m (17'11" x 12'11"), North & South, fireplace, TERMS

This property is not suitable for smokers.

GARDEN ROOM

4.33m max x 2.98m (14'2" max x 9'9"), South, East & West,

access to garden.

make the following:

5 week's rent

KITCHEN

3.65m max x 3.03m (12' max x 9'11"), South, range of fitted units with worktops, drawers and cupboards under, tiled splashbacks, wall cabinets, electric hob and oven, space and

plumbing for dishwasher, door to garden room.

UTILITY

(off bedroom 3), 2.39m x 2.15m (7'10" x 7'1"), North, worktop

wash basin, space and plumbing for washing machine.

BEDROOM 1

5.51m x 3.97m max (18'1" x 13' max), North & East, some

views of the Purbeck Hills.

double doors to:

SERVICES

All mains services connected.

EN-SUITE SHOWER ROOM

2.62m x 2.59m (8'7" x 8'6'), East, walk-in shower **COUNCIL TAX**

cubicle, wash basin, WC.

BEDROOM 2

4.53m x 3.02m (14'11" x 9'11'), North, similar views to **VIEWING**

bedroom 1.

BEDROOM 3

3.61m x 2.75m max (11'10" x 9' max), South & West.

BATHROOM

2.56m, x 1.65m (8'5" x 5'5"), South, panelled bath with shower

over, wash basin, WC.

FIRST FLOOR

BEDROOM 4

5.48m max x 5.45m (18' max x 17'11"), 2 Velux windows,

views of the Purbeck Hills.

OUTSIDE

FRONT GARDEN which is lawned with shrub borders, stone paved driveway with parking for 1 vehicle. Good sized REAR GARDEN which is lawned with shrub borders and ornamental

trees.

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

Security Deposit

Change of Tenancy Agreement

£50 inclusive of VAT **Late Payment of Rent**

3% above Base Rate from rent due date

Loss of Kevs/Security Devices

Cost of replacement of keys/security device

Early Termination of Tenancy

Any unpaid rent or other reasonable associated costs.

We have been advised by Dorset Council that the property is

Band "E" which amounts to £3,009.06 for 2024/2025.

By appointment only please through the Agents, Corbens, 01929 422284. Please note the post code for this property is

BH20 5ES.

Property Ref: LETS352



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



First Floor





