



2 WORDSWORTH COURT, BELLE VUE, SWANAGE
£1,000 PCM

Furnished
AVAILABLE JANUARY

ACCOMMODATION

ENTRANCE HALL

recessed airing cupboard with slatted shelving, telephone point, radiator.

LIVING ROOM

5.56m x 3.38m (18'2" x 11'1"), South & East, views of Durlston Bay, 2 radiators, TV aerial point, door to **BALCONY** 2.84m x 1.26m (9'3" x 4'1"), throughway to;

KITCHEN

3m x 2.41m (9'10" x 7'10"), South, similar views to living room, newly fitted kitchen comprising worktops with drawers and cupboards under, composite sink, tiled splashbacks, electric hob and cooker, cupboard housing gas fired combi boiler, washing machine, fridge freezer.

BEDROOM 1

3.92m x 3.04m (12'10" x 9'11"), North, large walk-in cupboard, radiator.

BEDROOM 2

3.42m x 2.1m (11'2" x 6'10"), North, radiator.

SHOWER ROOM

3m x 1.54m (9'10" x 5'), East, newly fitted suite comprising large walk-in shower cubicle with screen, vanity style wash hand basin, WC, ladder radiator, shaver point.

OUTSIDE

COMMUNAL GROUNDS. GARAGE and visitors parking.

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.

TERMS

This property is not suitable for smokers.

SERVICES

All mains services connected.

COUNCIL TAX

We have been advised by Dorset Council that the property is Band "D" which amounts to £2,442.95 for 2023/2024.

VIEWING

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

