



56b EAST STREET, CORFE CASTLE
£1,100 PCM

Unfurnished
Available Immediately

ACCOMMODATION

ENTRANCE HALL

Staircase to first floor.

FIRST FLOOR

LANDING

Airing cupboard housing hot water cylinder, fitted immersion heater with slatted shelving over, telephone point, access to loft storage space.

LIVING/DINING ROOM 5.76m x 4.54m (18'11" x 14'11"), West and North, fine views across adjoining open country to the Castle Ruins, double doors to **BALCONY**.

KITCHEN

3.61m x 2.82m (11'10" x 9'3"), West, similar views to Living/Dining Room, range of fitted units comprising worktops with drawers and cupboards under, inset stainless steel sink, tiled splashbacks, wall cabinets, gas and electric cooker points, space and plumbing for automatic washing machine, wall mounted gas fired central heating boiler.

BEDROOM 1

3.93m x 3.32m max (12'11" x 10'11" max), East, views of the Purbeck Hills.

DRESSING ROOM/STUDY 3.01m x 1.58m (9'11" x 5'2"), East, similar views to Bedroom 1, access to:

BEDROOM 2 3.2m x 3.01m (10'6" x 9'11"), East, similar views to Bedroom 1, recessed storage cupboard.

BATHROOM 2.04m x 1.95m (6'8" x 6'6"), North, suite comprising panelled bath with shower attachment over and screen, WC, wash basin, part tiled walls.

OUTSIDE Small **FRONT GARDEN**. **GARAGE** 4.65m x 2.52m (15'3" x 8'3"), constructed of Purbeck stone with a felted roof, up-and-over door, electric light and power.

TERMS This property is not suitable for smokers or pets.

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 "D" which amounts to £2,158.79 for 2023/2024.

VIEWING

By appointment only please through the Agents, Corbens, 01929 422284. Please note the post code for this property is **BH20 5EQ**.



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			

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.