



28 Sandbourne Close, Swanage
£1,650 PCM

Unfurnished

ENTRANCE HALL staircase to first floor.

LIVING ROOM 5.35m x 3.49m (17'6" x 11'4"), South, under-stairs storage cupboard.

KITCHEN/BREAKFAST ROOM 4.48m x 2.56m (14'8" x 8'4"), North, worktops, drawers and cupboards, inset stainless steel sink, tiled splashbacks, wall cabinets, electric job with filtration hood over, double oven, dishwasher, washing machine, cupboard housing fridge/freezer, doors to rear garden.

CLOAKROOM 1.68m x 0.84m (5'6" x 2'9"), South, WC, wash basin.

FIRST FLOOR LANDING

airing cupboard housing insulated hot water cylinder with slatted shelving over, access to loft.

BEDROOM 1 5m x 2.37m (16'4" x 7'9"), South & North, views over Swanage to the Purbeck Hills and bay in the distance.

BEDROOM 2 4.21m narrowing to 3.37m x 2.37m (13'9" narrowing to 11' x 7'9"), North, similar views to Bedroom 1.

BEDROOM 3 3.77m x 2.22m (12'4" x 7'3"), South.

BEDROOM 4 2.62m x 2.12m (6'5" x 5'8"), South.

BATHROOM 1.96m x 1.75m (6'5" x 5'8"), North, modern suite comprising panelled bath with shower attachment and glazed screen over, pedestal wash basin, WC, tiled walls and floor.

OUTSIDE **FRONT GARDEN** with shingle flower bed and Purbeck stone border, Tarmacadam driveway to **GARAGE** 5.65m x 2.57m (18'6" x 8'5"), up-and-over door, electric light and power, wall mounted gas fired central heating boiler, door to rear garden. **REAR GARDEN** with raised timber deck and Purbeck stone paved patio, steps leading to lawned area bound by low Purbeck stone walling, timber garden shed.

SERVICES All mains services connected.

COUNCIL TAX We have been advised by Dorset Council that the property is Band "D" which amounts to £2,818.07 for 2026/2027.

TERMS This property is not suitable for smokers.

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.

VIEWING

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

Property Ref: LETS271

