

THE OLD STABLE, 116A HIGH STREET, SWANAGE £1,500 PCM

Unfurnished Available October

ACCOMMODATION

ENTRANCE HALL North & East, staircase to first floor with storage cupboard under.

OPEN PLAN LIVING ROOM/KITCHEN 6.68m narrowing to 3.08m x 4.6m narrowing to

3.4m (21'11" narrowing to 10'1" x 15'1" narrowing to 11'1"), North and West, good views of the Purbeck Hills, uPVC double glazed sliding doors to large terrace and separate side door. Kitchen Area: 4.24m x 3.37m (13'10" x 11'), range of fitted units with worktops, drawers and cupboards under, inset stainless steel sink, integrated electric hob with oven under and filtration hood over, wall cabinets, space and plumbing for automatic washing machine, uPVC

double glazed door to FRONT COURTYARD.

4.55m x 3.06m (14'11" x 10'), North and West, good views of the BEDROOM 1

Purbeck Hills, uPVC double glazed doors to **BALCONY**.

EN-SUITE SHOWER ROOM 2.58m x 0.81m (8'5" x 2'7"), recessed tiled shower cubicle,

WC, wash basin, tiled splashback.

BEDROOM 2 3.63m x 3m plus dressing area 2m x 1.36 (11'10" x 9'10" plus

> dressing area 6'6" x 4'5"), South, East facing Velux, fitted wardrobes, cupboard housing insulated hot water cylinder with slatted shelving

over, cupboard housing gas fired central heating boiler.

BEDROOM 3 3.33m x 2.61m (10'11" x 8'6"), West.

BATHROOM 1.97m x 1.87m (6'5" x 6'1"), East facing Velux, suite comprising

panelled bath with electric shower over, WC, wash basin with

cupboard under.

OUTSIDE Small paved FRONT COURTYARD. Easily maintained REAR

GARDEN comprises a small paved patio, mostly laid to lawn with

superb views of the Purbeck Hills.

This property is not suitable for smokers. Due to safety reasons this **TERMS**

property may not suitable for young children or pets.

SERVICES All mains services connected.

We have been advised by Dorset Council that the property is Band **COUNCIL TAX**

"C" which amounts to £2,390.61 for 2025/2026.

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

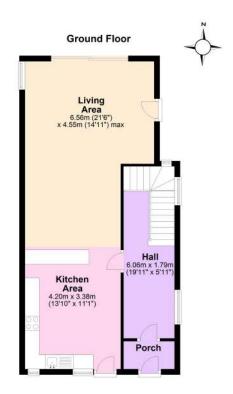
Early Termination of Tenancy

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 2NY**.

Property Ref: LETS339





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 and 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 purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.