



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**.

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

TERMS This property is not suitable for smokers. Due to safety reasons this property may not be suitable for young children or pets.

SERVICES All mains services connected.

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

