



2 Salisbury Road, Swanage  
£2,000 PCM

Unfurnished  
Available Mid January '22

**ENTRANCE HALL** South, staircase to first floor with storage cupboard under, staircase to lower ground floor, **BEDROOM 4** 2.88m x 2.31m (9'5" x 7'6"), West, Victorian style fireplace, radiator.

**LIVING ROOM** 4.51m x 4.19m (14'9" x 13'8"), North and East, Views across Swanage Bay to the Purbeck Hills, fitted gas fire,

**DINING ROOM** 4.31m x 3.66m (14'1" x 12'), East and South, radiator, large feature marble dining room table (which will remain in situ).

**KITCHEN** 3.77m x 2.43m (12'4" x 7'11"), North and South, Similar views to Living Room, worktops with drawers and cupboards under, wall mounted cupboards, inset enamel sink, gas hob with oven under and extractor hood over, freestanding dish washer, fridge and freezer

**BREAKFAST ROOM** 3.78m x 3.27m (12'4" x 10'8"), North, similar views to Living Room, fireplace with fitted marble surround and marble hearth, radiator, double doors to large wrap around **BALCONY**.

**CLOAKROOM** 1.41m x 1.06m (4'7" x 3'5"), South, WC, wash basin.

## **LOWER GROUND FLOOR**

**UTILITY AREA** North, worktops with cupboards under, inset sink, fitted storage cupboards, freestanding washing machine and freestanding tumble dryer, door to rear garden.

**GAMES ROOM** 4.54m x 4.16m (14'10" x 13'7"), North and East, Similar views to Living Room, door to rear garden, radiator.

**BATHROOM 1** West, panelled bath, wash basin, WC, fitted airing cupboards, part tiled walls, radiator.

## **FIRST FLOOR**

**BEDROOM 1** 4.30m x 3.42m (14'1" x 11'2"), North, outstanding views across Swanage Bay to the Purbeck Hills, Victorian style fireplace, radiator, inner door to Bedroom 5/Dressing Room.

**BEDROOM 2** 3.86m x 3.3m (12'7" x 10'9"), similar views to Bedroom 1, Victorian style fireplace, radiator.

**BEDROOM 3** 3.51m x 3.16m (11'6" x 10'4"), East, similar views to Bedroom 1, fitted wardrobes, washbasin with vanity unit under, window seat with drawers under.

**BEDROOM 5/DRESSING ROOM** 1.95m x 3.25m (6'4" x 10'7"), East, similar views to Bedroom 1, radiator.

**BATHROOM 2** 2.77m x 2.13m (9'1" x 6'11"), South, freestanding roll-top bath, walk-in tiled shower cubicle, wash basin, WC, part tiled walls, radiator.

**OUTSIDE** Walled **GARDENS** which surround the property. The front and side gardens are lawned with shrub borders. The garden to the rear is mostly laid to lawn and screened by mature shrubbery. Good sized wrap around **BALCONY. 2 PARKING SPACES. DOUBLE GARAGE** which is accessed via rear service lane.

**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.

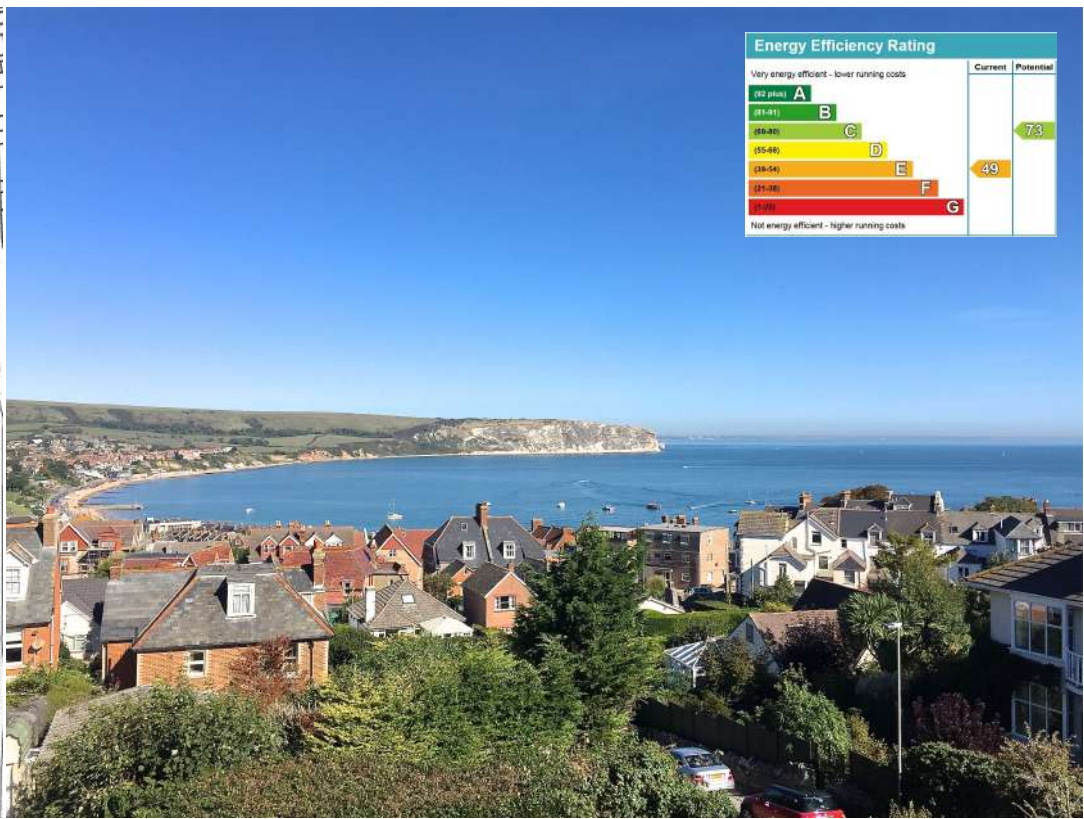
**SERVICES** All mains services connected.

**COUNCIL TAX** We have been advised by Dorset Council that the property is Band "G" which amounts to £3,278.88 for 2021/2022.

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

Property Ref: LETS302





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		7.3
(55-68)	D		
(39-54)	E	4.9	
(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.



