



3 Damon Court, Cranborne Road, Swanage
£1,400 PCM

Unfurnished
Available December

LIVING ROOM/DINING ROOM 5.82m x 5.17m (19'1"x 16'11"), door leading to the South facing **BALCONY** 1.92m x 1.33m (6'4"x 4'4") .

KITCHEN 3.72m x 2.52m (12'2" x 8'3"), South, modern kitchen fitted with a range of white gloss units, contrasting worktops and integrated double oven and gas hob with a stainless steel extractor fan over.

BEDROOM 1 4.39m x 3.21m (14'5" x 10'6"), North, large quadruple white gloss wardrobe with white gloss and mirrored doors.

BEDROOM 2 3.80m x 3.19m (12'6" x 10'6"), North.

BATHROOM 2.59m x 1.96m (8'5" x 6'5"), East, modern suite comprising panelled bath with shower over and glazed screen, vanity wash hand basin, WC.

CLOAKROOM 1.5m x 0.8m (4'11" x 2'7"), WC, wash hand basin.

OUTSIDE **ALLOCATED PARKING SPACE** situated at the rear of the block, accessed via a 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

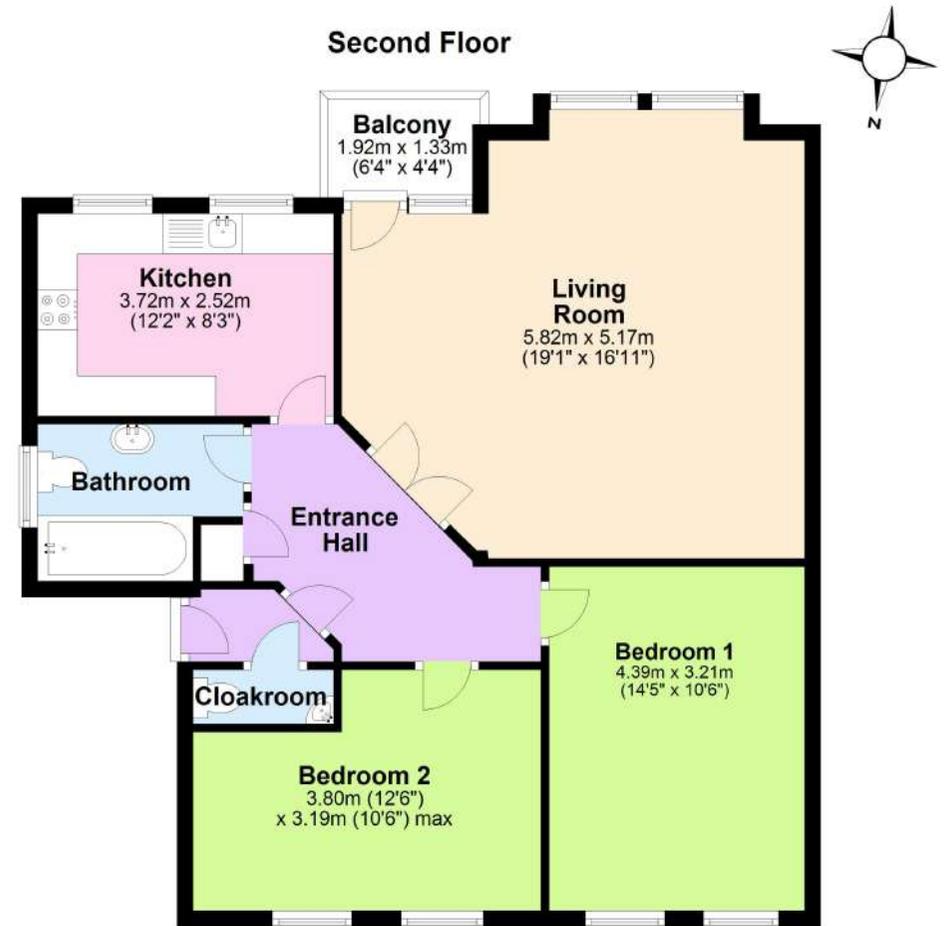
Early Termination of Tenancy

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 "D" which amounts to £2,442.95 for 2023/2024.

VIEWING By appointment only please through the Agents, Corbens, 01929 422284. Please note the post code for this property is **BH19 1EL**.



Property Ref: LETS338

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.