

Scan to view Video Tour

**TUDOR ROSE COTTAGE, COOMBE, LANGTON MATRAVERS**  
**£1,550 PCM**

**Unfurnished**  
**Available End of November**

## ENTRANCE PORCH

## LIVING ROOM

6.98m max x 4.53m (22'11" max x 14'10"), North, Purbeck stone fireplace, beamed ceiling, spiral staircase to first floor.

## DINING ROOM

4.47m x 2.36m (14'8" x 7'9"), North & West.

## KITCHEN

4.48m x 2.36m (14'8" x 7'9"), West, range of fitted units with worktops, drawers and cupboards under, tiles splashbacks, wall cabinets, integrated electric oven and hob, space and plumbing for washing machine and slim line dishwasher, beamed ceiling, tiled floor.

## CLOAKROOM

East, WC.

## REAR HALL

doors to side and rear garden.

## FIRST FLOOR

## LANDING

South, recessed cupboard.

## BEDROOM 1

4.46m x 2.85m (14'8" x 9'4"), North & West, wash basin.

## BEDROOM 2

3.47m x 3.42m (11'5" x 11'2"), North.

## BEDROOM 3

3.5m x 2.87m (11'6" x 9'5"), North.

## SHOWER ROOM

3.35m x 1.85m (11' x 6'1"), West, large shower cubicle, wash basin, WC, fitted cupboard.

## OUTSIDE

South facing rear garden laid to lawn. Attached garage.

## 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

Mains water, drainage and electricity.

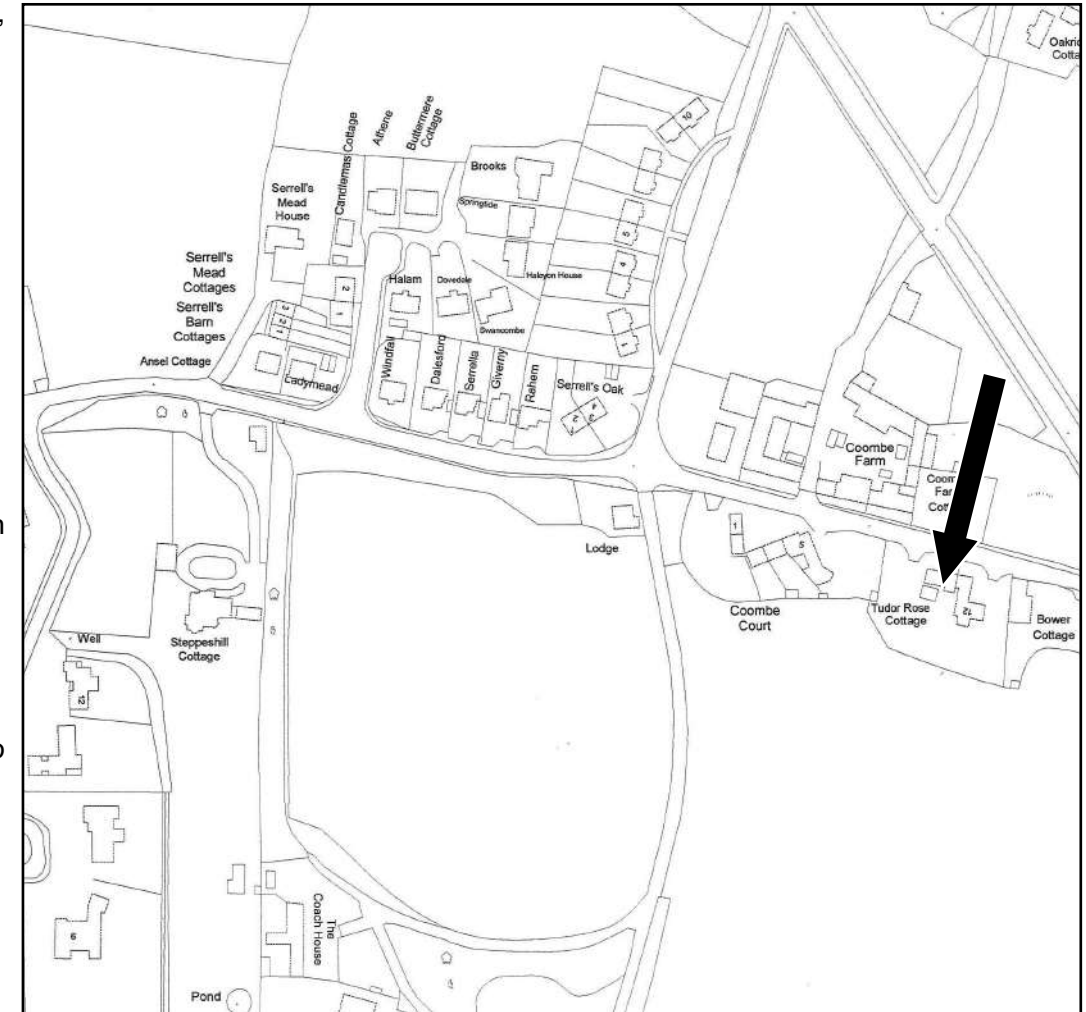
## COUNCIL TAX

We have been advised by Dorset Council that the property is Band "F" which amounts to £3,561.85 for 2024/2025.

## VIEWING

By appointment only please through the Agents, Corbens, 01929 422284. Please note the post code for this property is **BH19 3DW**.

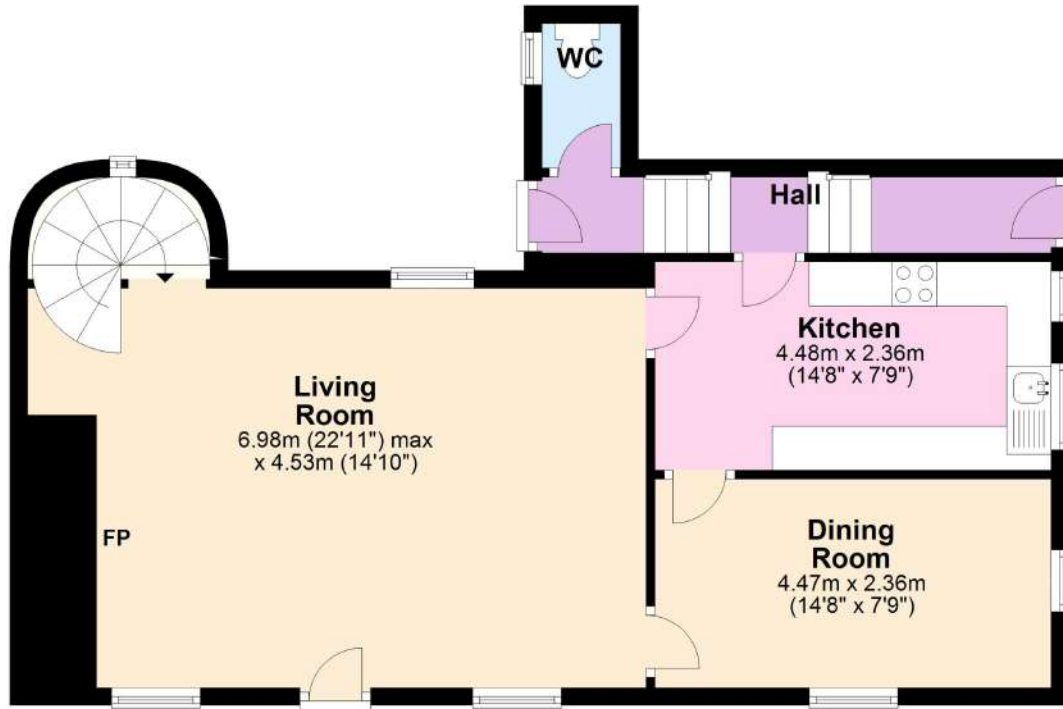
Property Ref: LETS353



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 Landlord. The area of the building is given for guidance purposes only and must be verified by the tenants. A Tenant 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.



### Ground Floor



### First Floor

