

9 Colletts Close, Corfe Castle £1,850 PCM (12 Month Fixed Term)

Unfurnished Available End September

ACCOMMODATION

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

All mains services connected.

Any unpaid rent or other reasonable associated costs.

CONSERVATORY 4.07m x 2.72m min (13'4 x 8'11" min), East, North & West, double SERVICES

5.96m x 4.07m (19'7" x 13'4"), South, polished stone fire surround.

4.96m x 4.06m (16'3" x 13'4"), North, range of fitted units with worktops, drawers and cupboards under, inset sink, wall cabinets.

integrated hob with extractor hood over, space and plumbing for

doors to garden.

dishwasher.

staircase to first floor.

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

"F" which amounts to £3,556.16 for 2024/2025.

<u>UTILITY</u> 4.96m x 0.79m (16'3" x 2'7"), sink unit, doors to garden.

3m x 2.97m (9'10" x 9'9"), South.

VIEWING

By appointment only please through the Agents, Corbens, 01929 422284. Please note the post code for this property is **BH20 5HG**.

Property Ref: LETS333

BEDROOM 1 5.22m x 3m (17'2" x 9'10"), North & East.

EN-SUITE 1.96m x 1.55m (6'5" x 5'1"), Velux window, panelled bath, WC, wash

basin.

ENTRANCE HALL

LIVING ROOM

DINING ROOM

FIRST FLOOR

LANDING

KITCHEN

BEDROOM 2 4.1m x 3.43m (13'5" x 11'3"), South, recessed cupboard.

EN-SUITE 2.46m x 1.13m (8'1" x 3'8"), walk-in shower, WC, wash basin.

BEDROOM 3 4.07m x 3.29m max (13'4" x 10'9" max), North.

BEDROOM 4 3m x 2.5m (9'10" x 8'2"), South.

BATHROOM 2.04m x 1.79 max (6'8" x 5'10" max), South, panelled bath, WC,

wash basin.

OUTSIDE A shared driveway leads to the property. Front garden is lawned,

single attached garage. Rear garden which is lawned with shrubs

and ornamental tree.

TERMS This property is not suitable for smokers.



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