



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

Unfurnished
Available End September

ACCOMMODATION

<u>ENTRANCE HALL</u>	staircase to first floor.
<u>LIVING ROOM</u>	5.96m x 4.07m (19'7" x 13'4"), South, polished stone fire surround.
<u>DINING ROOM</u>	3m x 2.97m (9'10" x 9'9"), South.
<u>KITCHEN</u>	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 dishwasher.
<u>CONSERVATORY</u>	4.07m x 2.72m min (13'4" x 8'11" min), East, North & West, double doors to garden.
<u>UTILITY</u>	4.96m x 0.79m (16'3" x 2'7"), sink unit, doors to garden.
<u>FIRST FLOOR LANDING</u>	
<u>BEDROOM 1</u>	5.22m x 3m (17'2" x 9'10"), North & East.
<u>EN-SUITE</u>	1.96m x 1.55m (6'5" x 5'1"), Velux window, panelled bath, WC, wash basin.
<u>BEDROOM 2</u>	4.1m x 3.43m (13'5" x 11'3"), South, recessed cupboard.
<u>EN-SUITE</u>	2.46m x 1.13m (8'1" x 3'8"), walk-in shower, WC, wash basin.
<u>BEDROOM 3</u>	4.07m x 3.29m max (13'4" x 10'9" max), North.
<u>BEDROOM 4</u>	3m x 2.5m (9'10" x 8'2"), South.
<u>BATHROOM</u>	2.04m x 1.79 max (6'8" x 5'10" max), South, panelled bath, WC, wash basin.
<u>OUTSIDE</u>	A shared driveway leads to the property. Front garden is lawned, single attached garage. Rear garden which is lawned with shrubs and ornamental tree.
<u>TERMS</u>	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 "F" which amounts to £3,556.16 for 2024/2025.

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

