



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

4 Countryside Court, Burlington Road, Swanage
£925 PCM

Unfurnished
Available Immediately

ENTRANCE HALL Telephone entry system, walk-in cupboard with space and plumbing for automatic washing machine and slatted shelving over, radiator. **VIEWING**

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

OPEN PLAN LIVING ROOM/KITCHEN 4.92m x 4.02m (16'1" x 13'2"), North and East, Property Ref: LETS432 range of modern units with worktop, drawers and cupboards under, inset stainless steel 1½ bowls sink, tiled splashbacks, gas hob with electric double oven under, filtration hood over, wall cabinets, wall mounted 'Baxi' combination boiler, telephone and television aerial points, radiator.

BEDROOM 1 3.96m x 3.33m (12'11" x 10'11"), North, views to the Purbeck Hills in the distance, television aerial point, radiator.

BEDROOM 2 3.90m x 2.48m (12'9" x 8'1"), North and West, radiator.

BATHROOM 2.02m x 1.74m (6'7" x 5'8"), modern suite in white comprising 'key hole' panelled bath with shower and curved glass screen, WC, pedestal wash hand basin, ladder towel radiator, extractor fan.

OUTSIDE Communal garden to the rear with dedicated **CAR PARKING SPACE** for one vehicle at the front.

SERVICES All mains services connected.

COUNCIL TAX We have been advised by Dorset Council that the property is Band "B" which amounts to £1,900.08 for 2023/2024.

TERMS This property is not suitable for smokers. **Pets are not permitted** within the terms of the lease.

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.

