



FLAT 4 WEYHILL, RABLING ROAD, SWANAGE
£1,000 PCM

Unfurnished
Available 1st September

ACCOMMODATION

ENTRANCE HALL split level, telephone entry system.

LIVING ROOM 4.96m x 3.51m excl bay (16'3" x 11'6" excl bay), South facing bay window.

KITCHEN 2.76m x 2.64m (9'1" x 8'8"), West, range of fitted units with worktops, drawers and cupboards under, inset stainless steel sink, wall cabinets, integrated gas hob, electric oven, fridge/freezer and washing machine.

BEDROOM 1 4.28m x 3.33m max (14'1" x 10'11" max), South.

EN-SUITE SHOWER ROOM 1.53m x 1.45m (5' x 4'9"), East, corner shower, WC, and wash basin.

BEDROOM 2 2.96m x 2.94m (9'8" x 9'8"), East.

BATHROOM 1.81m x 1.77m (5'11" x 5'9"), panelled bath, wash basin, WC.

OUTSIDE There are communal grounds which are laid to lawn with shrub borders. A dedicated parking space, plus 4 visitor parking spaces are approached by a service lane at the rear of the property.

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 "C" which amounts to £2,274.51 for 2024/2025.

VIEWING

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

Property Ref LETS344



Total Floor Area Approx. 65m² (700 sq ft)

First Floor



Energy Efficiency Rating

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

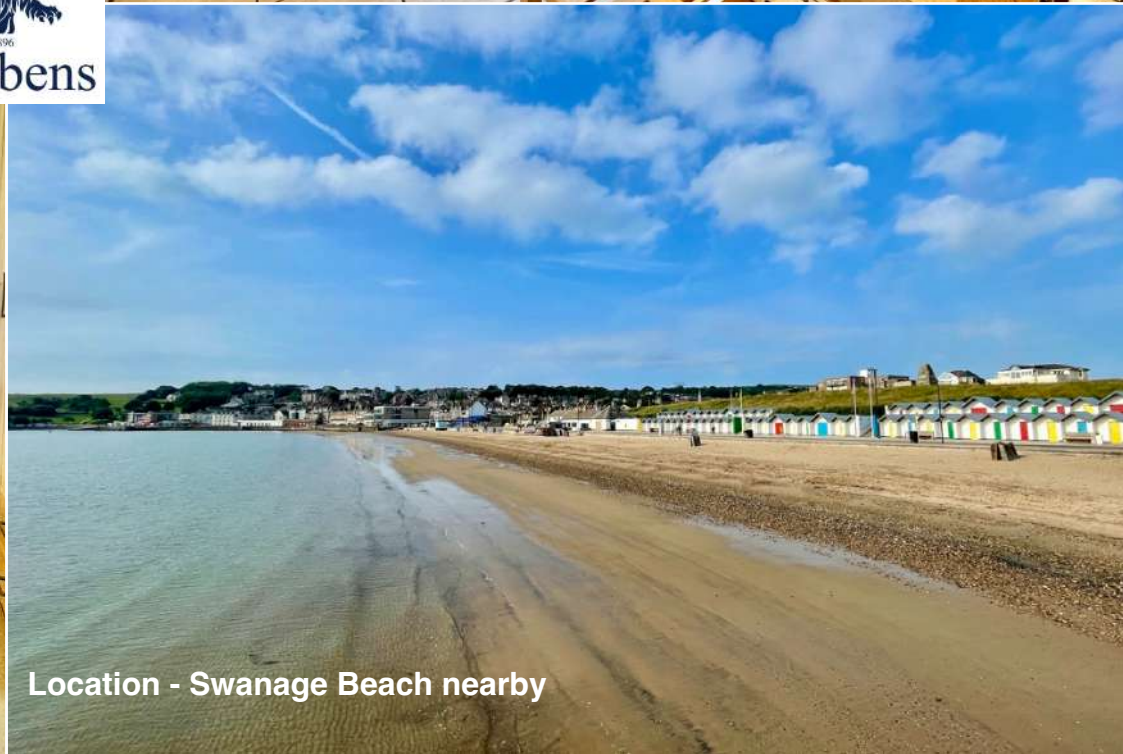


Scan to View Video Tour

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.



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Location - Swanage Beach nearby