



17 PRINCESS ROAD, SWANAGE
£1,650 PCM

Unfurnished
Available End of December

ENTRANCE PORCH

LIVING ROOM 4.92m excl bay x 3.34m (16'2" excl bay x 10'11"), South & West, fireplace, throughway to:

DINING ROOM 3.22m x 2.98m (10'7" x 9'9"), South.

KITCHEN/BREAKFAST ROOM 5.64m x 3.84m max (18'6" x 12'7" max), North & East, range of fitted units with worktops, drawers and cupboards under, tiled splashbacks, wall cabinets, electric cooker, space and plumbing for dishwasher, sliding doors to garden.

UTILITY North, space and plumbing for washing machine.

CLOAKROOM North, WC, wash basin.

FIRST FLOOR LANDING

North.

BEDROOM 1 5.6m max x 3.43m excl bay, West.

BEDROOM 2 4.28m x 3.37m max (14'1" x 11'1" max), East.

BEDROOM 3 4.82m x 2.44m (15'10" x 8'), North & East.

BEDROOM 4/STUDY 1.99m x 1.88m (6'6" x 6'2"), South.

BATHROOM 2.04m x 1.99m (6'8" x 6'6"), South, panelled bath including shower over, WC, wash basin.

OUTSIDE Enclosed rear garden which is paved with raised shrub beds. Parking space to front.

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 "E" which amounts to £3,127.44 for 2024/2025.

VIEWING

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

Property Ref: LETS350



