

STANCOMBE, HIGHER GARDENS, CORFE CASTLE
£2,000 PCM

Unfurnished
Available December

ENTRANCE PORCH

LIVING ROOM

5.46m x 3.95m (17'11" x 12'11"), North & South, fireplace, double doors to:

GARDEN ROOM

4.33m max x 2.98m (14'2" max x 9'9"), South, East & West, access to garden.

KITCHEN

3.65m max x 3.03m (12' max x 9'11"), South, range of fitted units with worktops, drawers and cupboards under, tiled splashbacks, wall cabinets, electric hob and oven, space and plumbing for dishwasher, door to garden room.

UTILITY

(off bedroom 3), 2.39m x 2.15m (7'10" x 7'1"), North, worktop wash basin, space and plumbing for washing machine.

BEDROOM 1

5.51m x 3.97m max (18'1" x 13' max), North & East, some views of the Purbeck Hills.

EN-SUITE SHOWER ROOM

2.62m x 2.59m (8'7" x 8'6"), East, walk-in shower cubicle, wash basin, WC.

BEDROOM 2

4.53m x 3.02m (14'11" x 9'11"), North, similar views to bedroom 1.

BEDROOM 3

3.61m x 2.75m max (11'10" x 9' max), South & West.

BATHROOM

2.56m, x 1.65m (8'5" x 5'5"), South, panelled bath with shower over, wash basin, WC.

FIRST FLOOR

BEDROOM 4

5.48m max x 5.45m (18' max x 17'11"), 2 Velux windows, views of the Purbeck Hills.

OUTSIDE

FRONT GARDEN which is lawned with shrub borders, stone paved driveway with parking for 1 vehicle. Good sized **REAR GARDEN** which is lawned with shrub borders and ornamental trees.

PLEASE NOTE

The garage is not included in the rental.

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 £3,009.06 for 2024/2025.

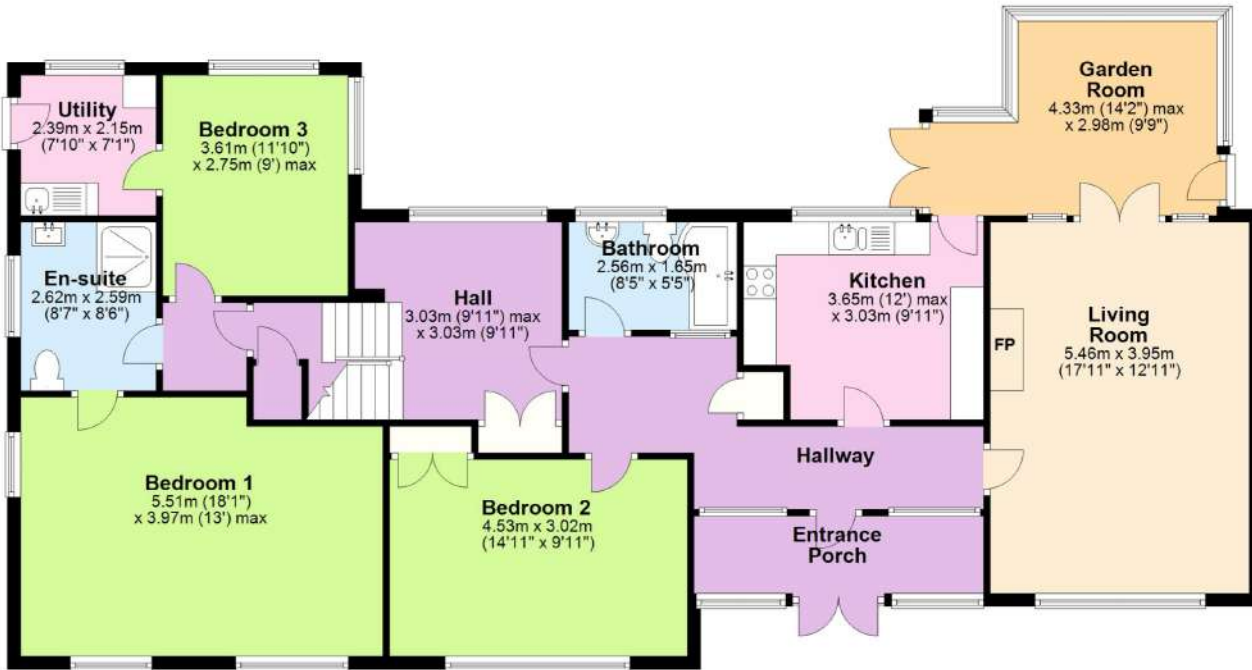
VIEWING

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

Property Ref: LETS352



Ground Floor



First Floor

