



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

73b High Street, Swanage  
£800 PCM

Unfurnished  
Available Immediately



**KITCHEN** 3.75m x 2.15m (12'4" x 7'1"), range of fitted units with worktops, drawers and cupboards under, stainless steel sink, integrated electric oven and hob, plumbing for automatic washing machine, stable door to garden terrace.

**LIVING ROOM** 3.96m x 2.87m (13' x 9'5"), radiator, TV aerial point.

**SHOWER ROOM** 2.87m x 2.76m (9'5" x 9'1"), radiator.

**OUTSIDE** Private gated terrace, leading off the kitchen.

**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.

**TERMS** This property is not suitable for smokers.

**SERVICES** All mains services connected.

**COUNCIL TAX** We have been advised by Dorset Council that the property is Band "A" which amounts to £1,792.96 for 2025/2026.

**VIEWING** By appointment only please through the Agents, Corbens, 01929 422284. Please note the postcode for this property is **BH19 2LY**.

Property Ref: LETS357

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.

