



12 Garwoods, Seaward Road, Swanage
£1,200 PCM

Unfurnished
Available October

LIVING ROOM 5.17m excl bay x 3.59m (16'11" excl bay x 11'9"), South, staircase to first floor.

SMALL LOBBY with cloakroom leading off.

KITCHEN 3.59m x 3.27m (11'9" x 10'9"), North, range of fitted units, worktops, integrated electric oven and gas hob, space for washing machine and fridge/freezer, door to:

SMALL REAR PORCH door to rear garden.

BEDROOM 1 3.59m x 3.43m excl bay (11'9" x 11'3" excluding bay), South.

BEDROOM 2 3.59m x 3.27m (11'9" x 10'9"), North.

BATHROOM 2.64m max x 1.61m (8'8" max x 5'3"), suite comprising panelled bath with shower over, wash basin, WC.

OUTSIDE The front garden is mostly laid to gravel with shrubs. At the rear, the enclosed garden is partially lawned with shrub borders, a small paved patio and timber store. A gate leads through to the gravelled parking area with two dedicated parking spaces.

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 "D" which amounts to £2,818.07 for 2026/2027.

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

Property Ref: LETS358



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.