



FLAT 2 FAIRWINDS, ULWELL ROAD, SWANAGE
£1,200 PCM

Unfurnished
Available December

ACCOMMODATION

ENTRANCE HALL

LIVING ROOM

3.82m excl bay x 3.65m excl bay (12'6" excl bay x 12' excl bay), South East.

KITCHEN

4.86m max x 3.67m max (15'11" max x 12' max), East, range of fitted units, worktops, inset ink, wall cabinets, integrated electric oven and ceramic hob, space and plumbing for automatic washing machine and dishwasher, door to communal garden.

BEDROOM 1

3.58m x 3.33m (11'9" x 10'11"), North, recessed wardrobe.

BEDROOM 2

4.69m x 2.44m (15'5" x 8'), South & East.

BATHROOM

2.69m x 2.14m (8'10" x 7'), East, white suite comprising panelled bath, walk-in shower, wash basin, WC.

OUTSIDE

Communal gardens to the rear. **Single Garage** 4.94m x 3.33m (16'3" x 10'11"), with dedicated parking in front.

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 "B" which amounts to £2,091.79 for 2025/2026.

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.

VIEWING

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

Property Ref: LETS359

