



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

20 MERMOND PLACE, SWANAGE
£1,200 PCM

Unfurnished
Available Immediately

GROUND FLOOR AT REAR - SMALL ENTRANCE HALL staircase to:

SPACIOUS HALLWAY 4.74m x 2.55m (15'7" x 8'4"), range of fitted storage cupboards.

LIVING ROOM 5.08m x 4.73m (16'8" x 15'6"), East, views across Swanage Bay to the Isle of Wight in the distance.

KITCHEN 4.72m x 3.51m (15'6" x 11'6"), West, range of fitted units with worktops, drawers and cupboards under, enamel sink, wall cabinets, integrated electric double oven and hob, space for American style fridge/freezer and dishwasher.

UTILITY West, fitted worktop with cupboard under, sink, plumbing for automatic washing machine and tumble dryer.

BEDROOM 6.22m x 3.91m (20'5" x 12'10"), East, similar views across the sea to the living room, range of fitted wardrobes.

SHOWER ROOM 3m x 2.03m (9'10" x 6'8"), West, modern suite including large walk-in shower, WC and vanity wash basin.

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 £2,191.84 for 2026/2027.

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 1DG**.

Property Ref: LETS362

Ground Floor

