East Down Mews

Poundbury Dorchester, DT1 3FF

£1,200 PCM

1 1 1 B

Hull Gregson Hull

East Down Mews

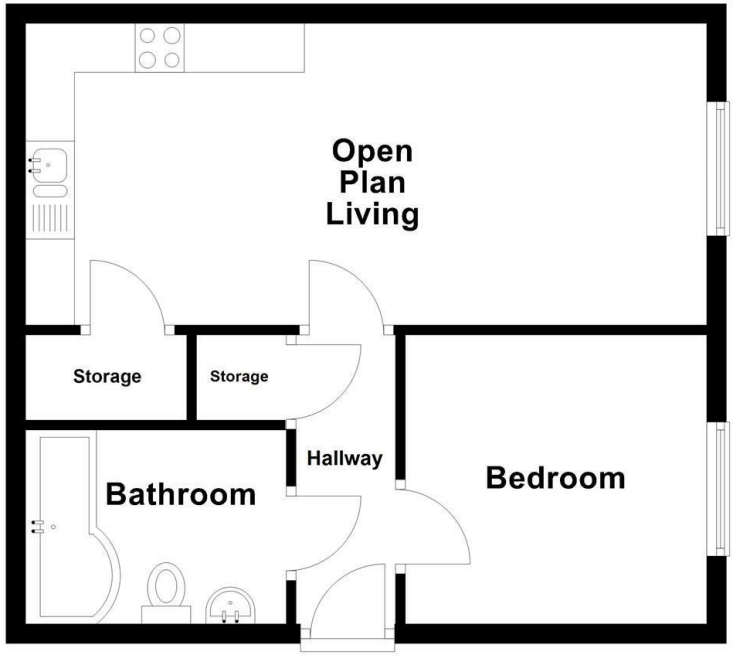
Poundbury Dorchester, DT1 3FF

- First Floor Apartment
- Available For Long Term Let
- One Bedroom
- Open Plan Living
- Integrated Kitchen Appliances
- Modern Bathroom
- Located Moments From The Great Field
- Short Walk To Queen Mother Square
- Nearby Amenities
- Transport Links To Dorchester

AVAILABLE FOR LONG TERM LET, this well presented one bedroom first-floor apartment set within an attractive coach house, ideally located in Poundbury set moments away from the Great Field. The accommodation offers a bright and spacious open-plan living area, leading into a stylish, modern fitted kitchen with integrated dishwasher, washer-dryer, double oven and fridge-freezer.

The bedroom is well-proportioned, while the bathroom features a contemporary suite with a bath and shower over. The property is maintained in excellent order throughout and provides comfortable, well-planned living space.

Maintained to a good standard throughout, the apartment offers well-balanced accommodation in a desirable setting. Ideally suited to a professional individual or couple seeking comfortable living close to open green spaces, local amenities, and transport links.



Bedroom One

10'1" x 9'8" (3.08 x 2.95)

Open Plan Living

22'10" x 10'1" (6.96 x 3.08)

Tenant Fees - Dorchester

Holding Deposit (per tenancy) — One week's rent.
This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per year) — Five weeks' rent.
This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year) — Six weeks' rent.
This covers damages or defaults on the part of the tenant during the tenancy.

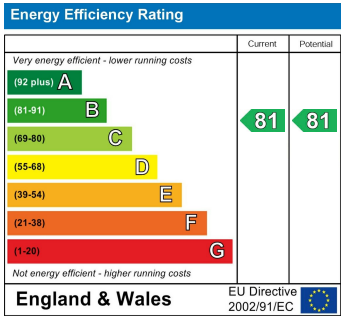
Unpaid Rent
Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

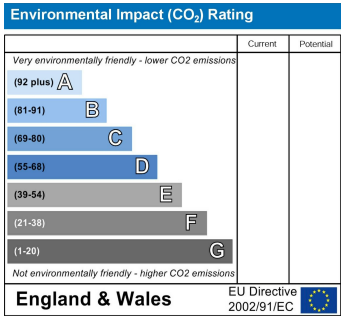
Lost Key(s) or other Security Device(s)
Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s)

Variation of Contract (Tenant's Request) — £50 (inc. VAT) per agreed variation.
To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request) — £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation
and execution of new legal documents.

Early Termination (Tenant's Request)
Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.





173 Bridport Road, Poundbury, Dorset, DT1 3AH
Tel: 01305 605 000 | Email: dorchesterlettings@hgh.co.uk | Web: www.hgh.co.uk