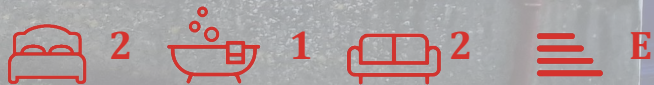


20 Belle Vue Terrace

Portland, DT5 1LD



£1,200 PCM



Belle Vue Terrace

Portland, DT5 1LD

- Bay Fronted House With Sea Views To The Rear
- Modern Fitted Kitchen
- Spacious Family Bathroom
- Beautiful Character Features
- Newly Installed Decking in the Garden
- Moments From Chesil Beach
- Close To Local Transport Links
- Light and Airy Throughout
- Two Spacious Reception Rooms
- Long Term Let





Nestled in the heart of Fortuneswell, tucked away, moments from a range of amenities and eateries is this TWO BEDROOM bay fronted terraced house. This SIZEABLE home boasts BEAUTIFUL CHARACTER FEATURES such as high ceilings and feature fireplaces.

A gate leads through a small cottage garden to the front door. Stepping over the threshold, you enter into a welcoming entrance hallway with stairs to first floor and access to all ground floor accommodation.



The lounge, a snug room with feature fireplace and large sunny aspect bay window, is a great room for enjoying

the morning sun. Beyond the living room is a family dining room with ample space for a dining table.

The MODERN KITCHEN comprises a range of fitted units with an integrated cooker, hob and dishwasher, as well as space for a washing machine and upright fridge freezer. The room is finished with an exposed wooden beamed ceiling and a doorway into a conservatory.

The conservatory benefits from sun for most of the day due to it's westerly aspect with French doors onto the garden creates an extra additional space downstairs, ideal as a garden room, play room or home office/study.

To the first floor are two double bedrooms and a large bathroom. The sizeable primary bedroom occupies the front of the property, benefiting from large window and ample space for furniture as well as feature fireplace. The second bedroom is also a generous size and overlooks the garden with balcony area looking over the rooftops and out to the sea.

Completing the accommodation is a generous sized MODERN BATHROOM comprising bath with shower over, WC and pedestal wash hand basin.

Outside is a low maintenance rear garden, mainly paved with a separate decked area which has recently been updated.





Living Room
14'6" x 11'8" (4.43 x 3.58)

Dining Room
11'3" x 10'5" (3.45 x 3.18)

Kitchen
15'1" x 8'1" (4.62 x 2.48)

Bedroom One
11'0" x 15'3" (3.36 x 4.67)

Bedroom Two
11'8" x 10'9" (3.57 x 3.28)

Tenant Fee's

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)

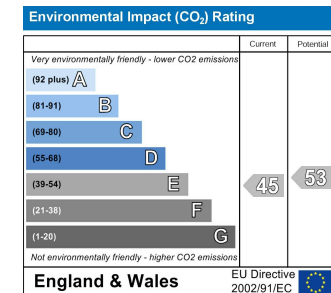
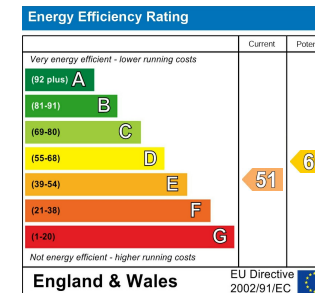
Variation of Contract (Tenant's Request) — £50 (inc. VAT) per agreed variation.

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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

12 Easton Street, Portland, Dorset, DT5 1BT

Tel: 01305 822 222 Email: office@hgh.co.uk www.hgh.co.uk