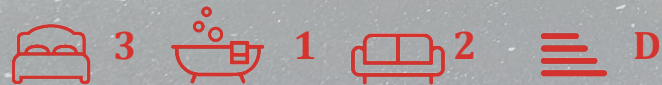




**St. Georges Estate Road**

**Portland, DT5 2AU**



**£1,250 PCM**





# St. Georges Estate Road

Portland, DT5 2AU

- Three Double Bedroom Family Home
- Spacious Front Aspect Lounge
- Separate Dinning Room
- Modern Fitted Kitchen
- Front Porch and Built-in Storage
- Stunning Shower Room
- Long Term Let
- Low Maintenance Rear Garden with Side Access
- Garage In Block Available For Additional Rent
- Available Now







This IMMACULATELY-PRESENTED END-TERRACE HOUSE, with THREE DOUBLE BEDROOMS and TWO RECEPTION ROOMS is presented for Long Term Let. The property boasts: a MODERN FITTED KITCHEN; WELL-PRESENTED, LOW MAINTENANCE REAR GARDEN and a STUNNING SHOWER ROOM. The house is situated on SOUGHT-AFTER RESIDENTIAL LOCATION and would make an IDEAL FAMILY HOME.



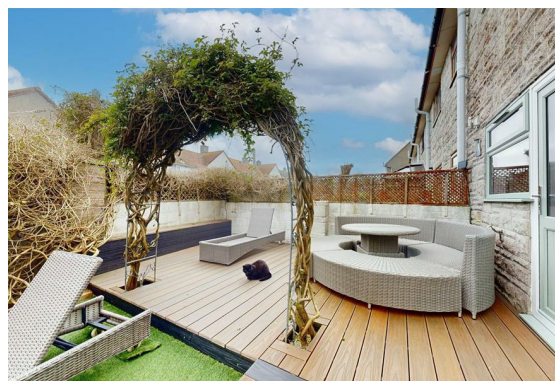
The property presents an initial large porch with ample storage space: perfect for shoes and coats. Stepping through the doorway, you find yourself in the large front-aspect living room.



The room presents a dual aspect spilling rays of sunshine into the room and an ornate feature fireplace - the heart of the room for family gatherings. The living room hosts ample space for furnishings, currently with two sofas, corner cabinet, coffee table and side tables too.

Beyond the living room, you find yourself in the dining room. The dining room is well-presented and provides stairs leading to the first floor, access to the kitchen and french doors onto the low maintenance rear garden making the room the hub when entertaining guests. The second reception room has ample built-in storage and currently hosts a four seater dining table in the centre.

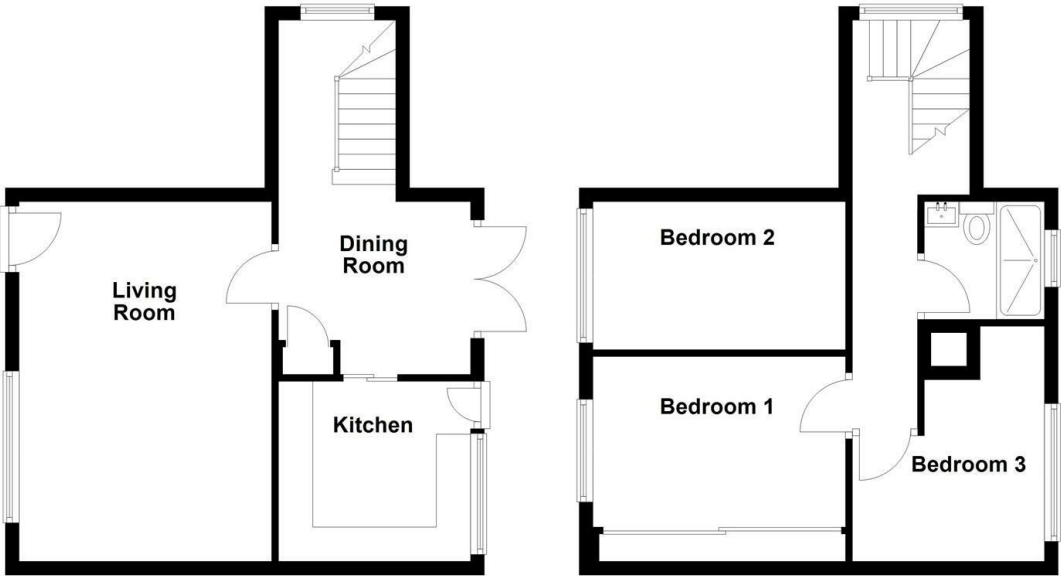
The kitchen hosts modern-style oak-effect cabinets with grey doors and black, granite-effect worktops over. The room is well-presented and benefits from some integrated appliances. A doorway leads from the kitchen onto the low-maintenance rear garden.



Ascending to the first floor, the accommodation provides three double-bedrooms and shower room. Each double bedroom is well-proportioned with ample room for a double bed and furnishings. Two of which boast front-aspect windows and the other overlooks the rear garden. The property's shower room is stunningly-presented, and hosts a double shower unit with rainfall shower head; wash-hand basin; heated towel rail and WC.

Ground Floor

First Floor



**Porch**

**Lounge**

17'2" x 10'11" (5.24m x 3.35m)

**Dining Room**

9'6" max x 8'4" max (2.9m max x 2.55m max)

**Kitchen**

9'6" x 8'2" (2.9m x 2.5m)

**Bedroom One**

10'11" max x 9'6" max (3.35m max x 2.9m max)

**Bedroom Two**

11'1" max x 9'6" max (3.39m max x 2.9m max)

**Bedroom Three**

10'11" x 6'9" (3.35m x 2.06m)

**Shower Room**

6'4" x 5'7" (1.94m x 1.72m)

**Additional information**

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: End of Terrace

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

**Disclaimer**

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. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Tenant Fee's**

Pet Policy -

In the event a tenancy is agreed with the permission for a pet to reside at the address an additional rent charge of £25 PCM will be charged.

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

