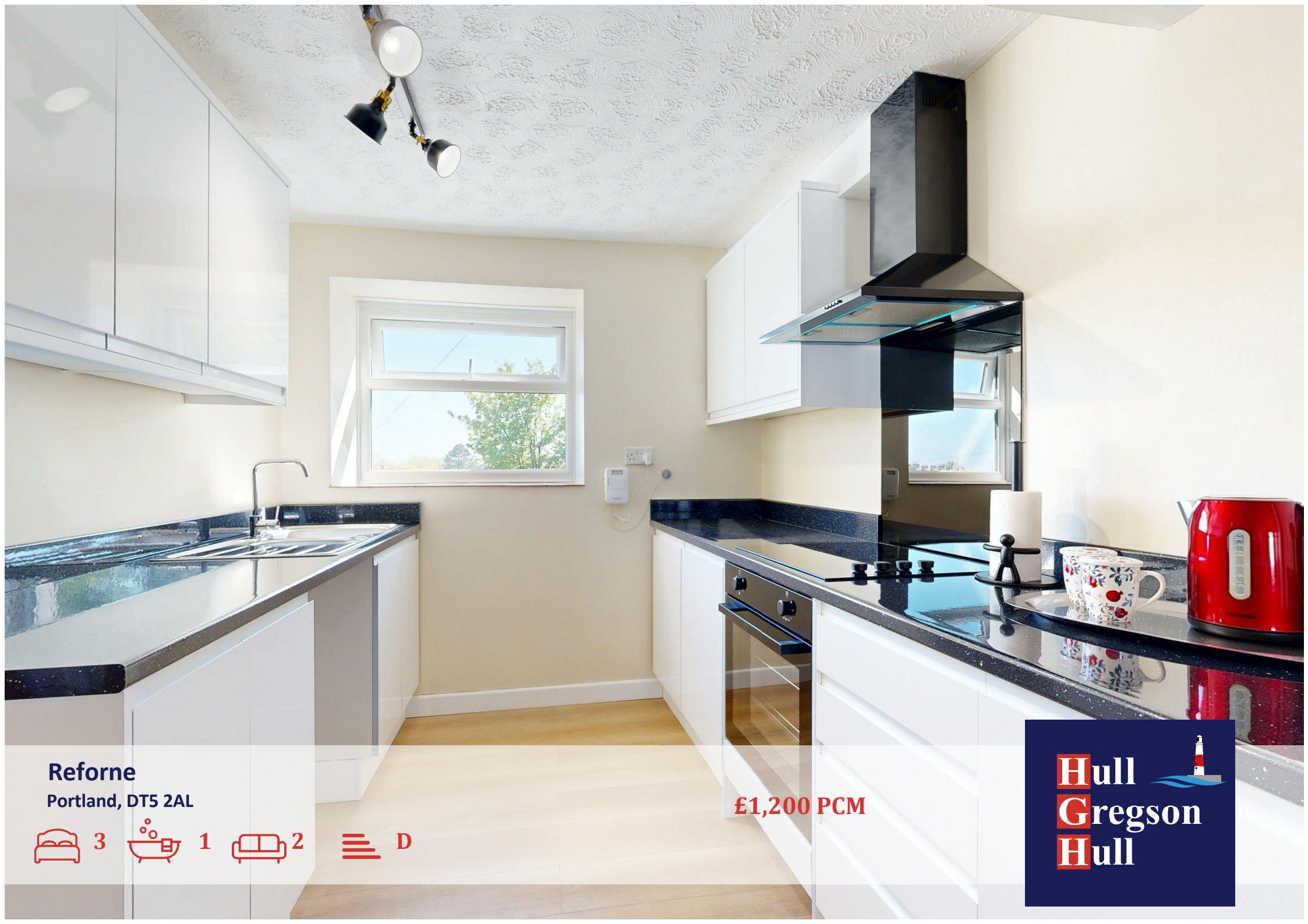




Reforne

Portland, DT5 2AL



£1,200 PCM

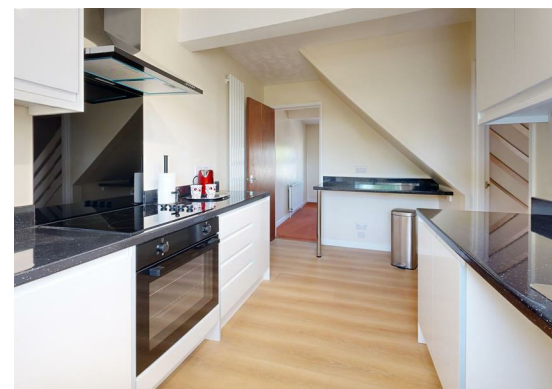


Reforne

Portland, DT5 2AL

- Well Proportioned Mid Terrace Townhouse
- Newly Installed Kitchen
- Three Bedrooms
- Moments from Local Amenities & Transport Links
- Ground Floor Utility / Top Floor WC
- Recently Renovated Family Bathroom
- Generous Integral Garage
- Private Low Maintenance Rear Garden
- Available for long and short term let
- Council Tax - B Band





This delightful town house is located just moments from Easton Square with its wealth of local amenities. The property offers spacious accommodation across three floors; Highlights include a newly installed contemporary kitchen, a well-presented bathroom, an additional WC, a convenient built-in utility space and a large integral garage.

Step inside:

As you step inside the property, you're welcomed by a wide hallway giving access to the stairs, the integral garage, the cleverly designed under stairs utility space with a Belfast sink and plumbing for a washing machine and then on into the garden room and



courtyard garden beyond.

The large garage offers a great space for secure parking and additional storage. To the rear, the garden room is a bright versatile space that could easily serve as a second reception room or a fourth bedroom. With a large window and a door leading out to the garden, this room is filled with natural light, creating a bright and airy atmosphere.

First Floor:

Upstairs, the wide first-floor landing connects the spacious lounge/diner, the newly-fitted kitchen, and a modern bathroom; The kitchen is designed in a sleek, modern style, featuring white base-level and wall-mounted units paired with elegant black granite-effect worktops. There is ample space for freestanding appliances, and the kitchen is bright with a rear-aspect window gives views west over Easton to the coast.

The generously sized lounge/diner offers ample space for both lounge and dining furniture. The bathroom has been tastefully upgraded and features a bath with shower over, wash hand basin, WC, and a heated towel rail.

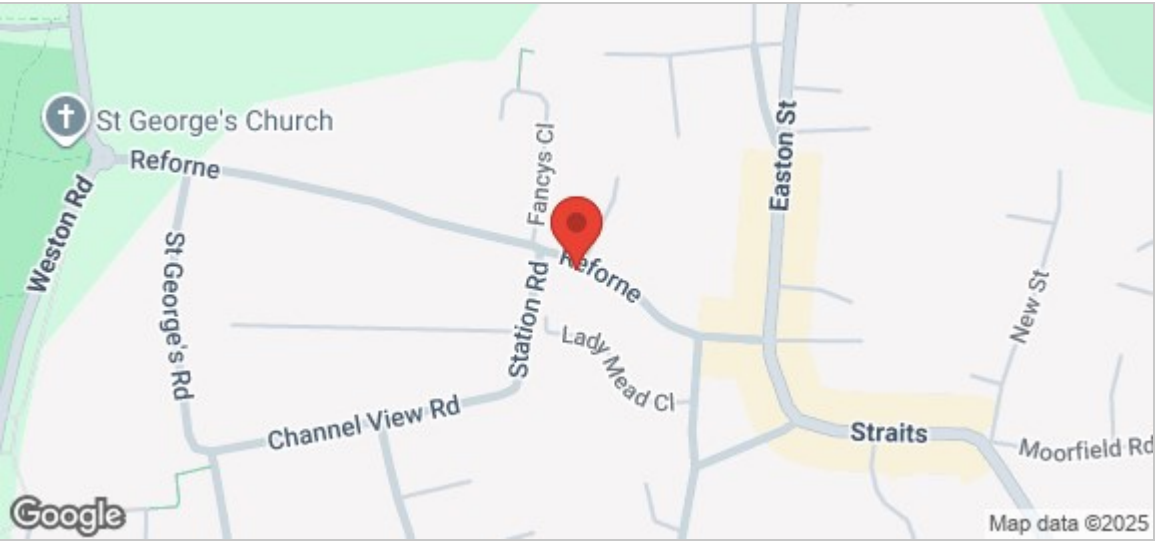
Second Floor:

The second floor has three well-proportioned double bedrooms and the important addition of a new separate WC with toilet and wash hand basin.

Exterior:

Externally, the property features a low-maintenance rear garden, predominantly laid to shingle, offering a sunny aspect that is perfect for relaxing and enjoying the outdoors.





Lounge
12' x 19'9 max (3.66m x 6.02m max)

Kitchen
12'10 max x 7'9 (3.91m max x 2.36m)

Integral Garage
16'4 max x 11'9 max (4.98m max x 3.58m max)

Garden Room
7'10 x 15'3 (2.39m x 4.65m)

Family Bathroom
6'4 x 6'10 (1.93m x 2.08m)

Bedroom One
12'1 x 8'7 (3.68m x 2.62m)

Bedroom Two
18'6 max x 10'6 (5.64m max x 3.20m)

Bedroom Three
6'9 x 15'1 (2.06m x 4.60m)

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 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.

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.

