



Delhi Lane
Portland, DT5 1JB



£1,125 PCM



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- Beautifully Presented
- Off Road Parking For One Car
- Price Includes Broadband
- Close To Amenities
- Short Term Let
- Available November
- Modernised throughout
- Council Tax Band C
- Close To Transport Links
- Fully Furnished



This delightful DETACHED BUNGALOW has recently been MODERNISED THROUGHOUT and is available for SHORT TERM LET for six months from November 1st. The property is located just seconds from Easton Square and benefits from one ALLOCATED PARKING SPACE. The price also INCLUDES BROADBAND

With two well-proportioned bedrooms, this property is ideal couples, or individuals seeking a peaceful winter retreat. The SPACIOUS RECEPTION ROOM provides a welcoming atmosphere, with FRENCH DOORS allowing the natural light to beam and an upright feature fireplace, it gives the room a warm soft ambience.

The primary bedroom consists of a double bed and sliding, four door wardrobe which provides ample storage for clothing. The second bedroom has two single, ottoman beds and a single wardrobe. The beds are an excellent way to maximise storage in the room without compromising on floor space.

The modern kitchen has a range of wall and base units, as well as plenty of countertop space to prepare meals. The room comes with integrated oven and hob, with a freestanding dishwasher and upright fridge freezer. Adjacent to the kitchen is the utility room, this houses the washing machine and cupboard space for further storage.

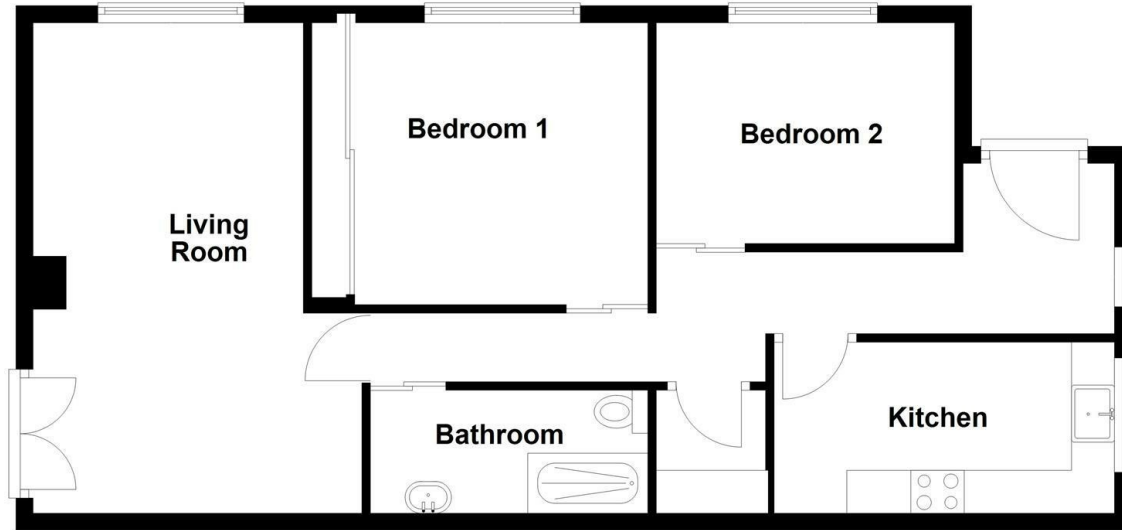
Completing the bungalow is the shower room. The generous walk in shower complements the bungalow and is ideal for those looking to jump in and out or those with low mobility. There is also a pedestal wash hand basin and close coupled WC.

Externally you will find the allocated parking space, as well as a modest flower bed. The bungalow comes FULLY FURNISHED and is only available for the winter.

Situated CLOSE TO LOCAL AMENITIES you will find shops, cafes, and recreational facilities just a short distance away, making daily errands and leisure activities easily accessible.

This charming bungalow is AVAILABLE from the 1ST of NOVEMBER.

Ground Floor



Living Room
18'0" x 12'11" (5.49m x 3.94m)

Bathroom
4'11" x 8'11" (1.50m x 2.72m)

Bedroom One
10'2" x 10'5" (3.12 x 3.19)

Bedroom Two
8'2" x 11'7" (2.50 x 3.55)

Kitchen
11 x 7 (3.35m x 2.13m)

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: Bungalow
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: GCH
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

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)

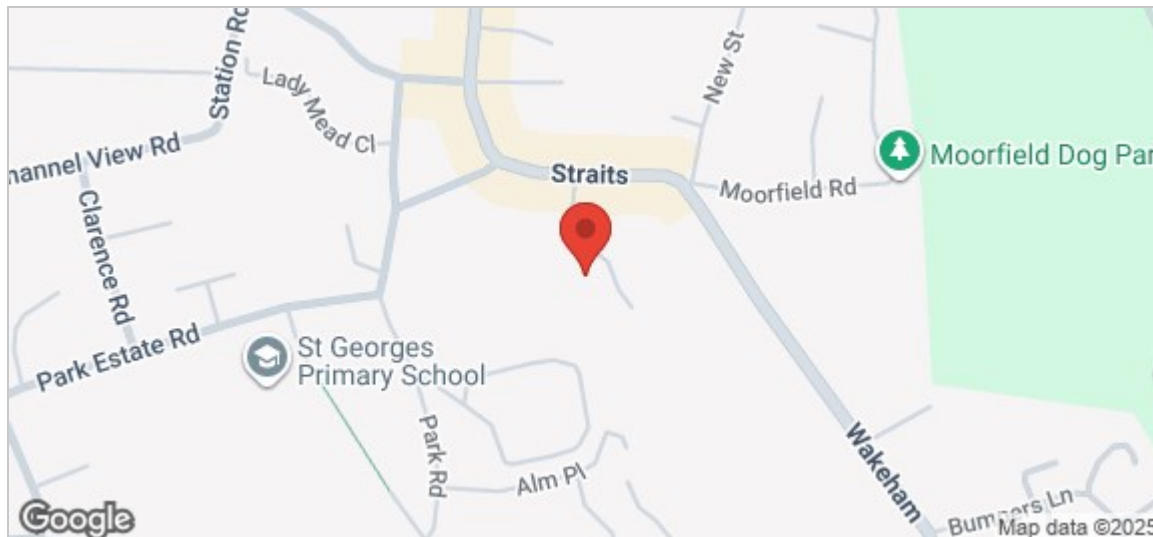
Variation of Contract (Tenant's Request) — £50 (inc. VAT) per agreed variation.
To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

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.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	