



**Reforne**  
Portland, DT5 2AL

**£875 PCM**



# Reforne

Portland, DT5 2AL

- Winter Let
- Fully Furnished
- Bills Included
- Allocated Parking Space
- Quiet Location
- Moments from Local Amenities
- Private Garden
- Available from October
- Nearby Transport Links
- EPC - C





ALL BILLS INCLUDED PLUS  
ALLOCATED PARKING SPACE

Available this winter, this well presented studio style property comes FULLY FURNISHED and benefits from it's own private, ENCLOSED GARDEN and allocated parking. Located just mere moments from Easton Square you are perfectly situated to take advantage of all that Portland has to offer.

The property is perfect for those looking for a winter retreat or those between house moves that need a base for the next few months.

The accommodation consists of a

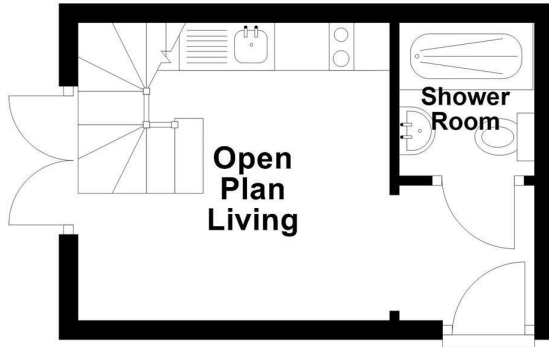
downstairs living space, with two seater sofa, fold out dining table and chairs, countertop hob, undercounter fridge with freezer compartment and additional cooking appliances. The sofa also doubles up as a fold out double bed, perfect for those needing to maximise the sleeping space in the property.

Completing the ground floor is the modern shower room, with a generous step in shower, close coupled WC and a wash handbasin set into the vanity unit.

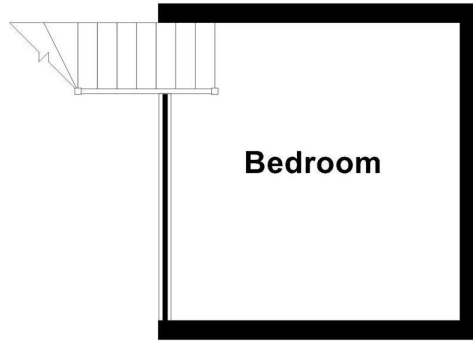
The top floor is a good sized bedroom, with the double bed located in the centre and bedside units to either side. To the left of the bed is an open hanging rail, which maximises the space for clothes storage without making the room feel cramped.

You can access the rear garden either through the property or from the side gate, this well tended space is your own slice of tranquillity to get away from the hustle and bustle of every day life.

## Ground Floor



## First Floor



**Lounge / Kitchen / Diner**  
33'11" x 35'1" (10.35 x 10.7)

**Bedroom**  
33'11" x 31'5" (10.35 x 9.6)

### 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.

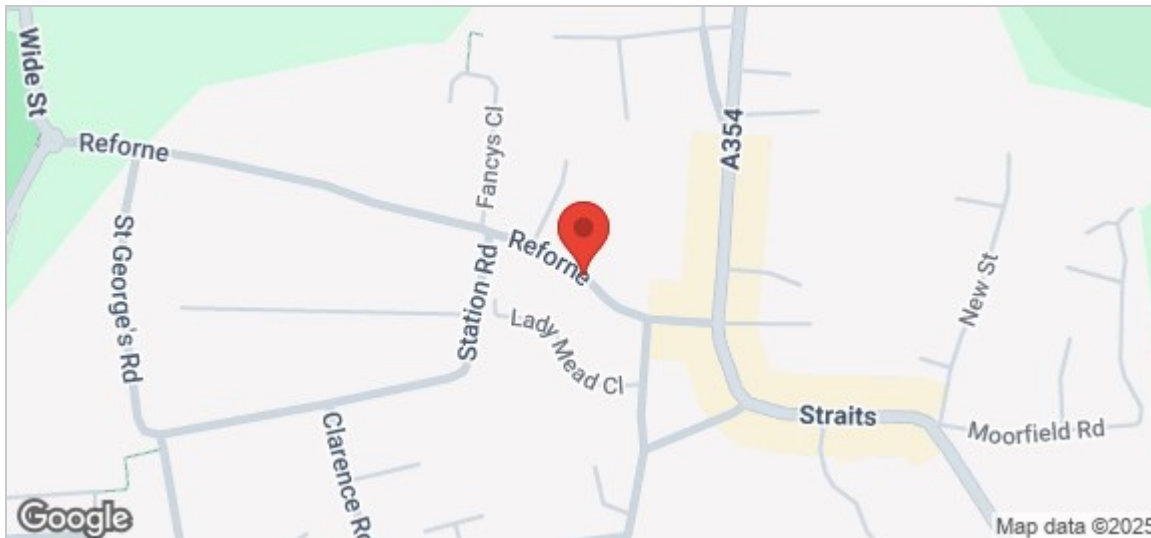
**Unpaid Rent**  
Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

**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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B			
(69-80) C		79	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	