



Fortuneswell

Portland, DT5 1LT



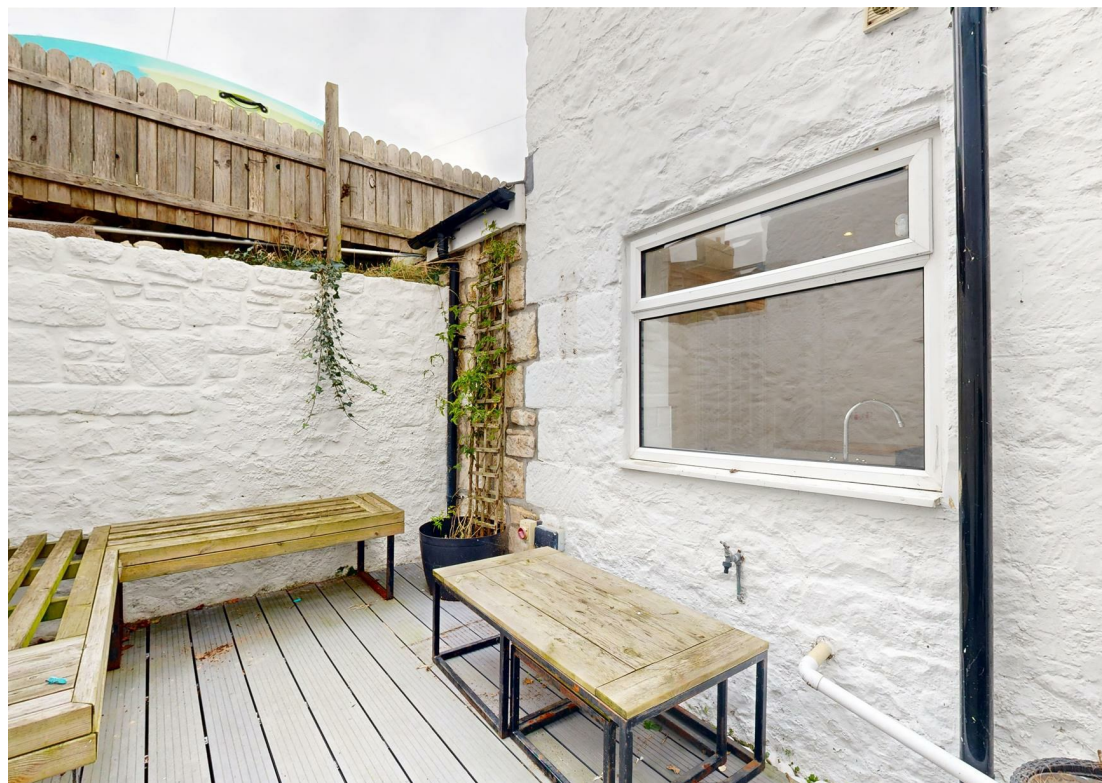
£1,300 PCM



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- Immaculately-Presented Throughout
- Spacious Accommodation
- Bay Fronted Windows
- Popular Residential Location
- Three Bedrooms & Loft Room
- Family Bathroom, Ensuite Shower Room & Downstairs WC
- Ideal Family Home
- Approximately 5 Minutes Walk To Beach Front
- Close To Amenities & Transport Links
- Chesil Beach & Coastal Walks Nearby





A BEAUTIFULLY PRESENTED three bedroom home with additional LOFT SPACE located in the POPULAR RESIDENTIAL LOCATION of FORTUNESWELL. This property has been decorated to a high standard throughout and offers a nice blend of CHARACTER FEATURES and a MODERN FINISH. To the ground floor is front aspect living room, dining room, kitchen and WC. Located on the first floor are bedrooms one, two, three and the family bathroom. There is a LOFT SPACE with stair access and sea viewing on the second floor.

Stepping into this property you enter into a welcoming hallway with secondary door giving access to the



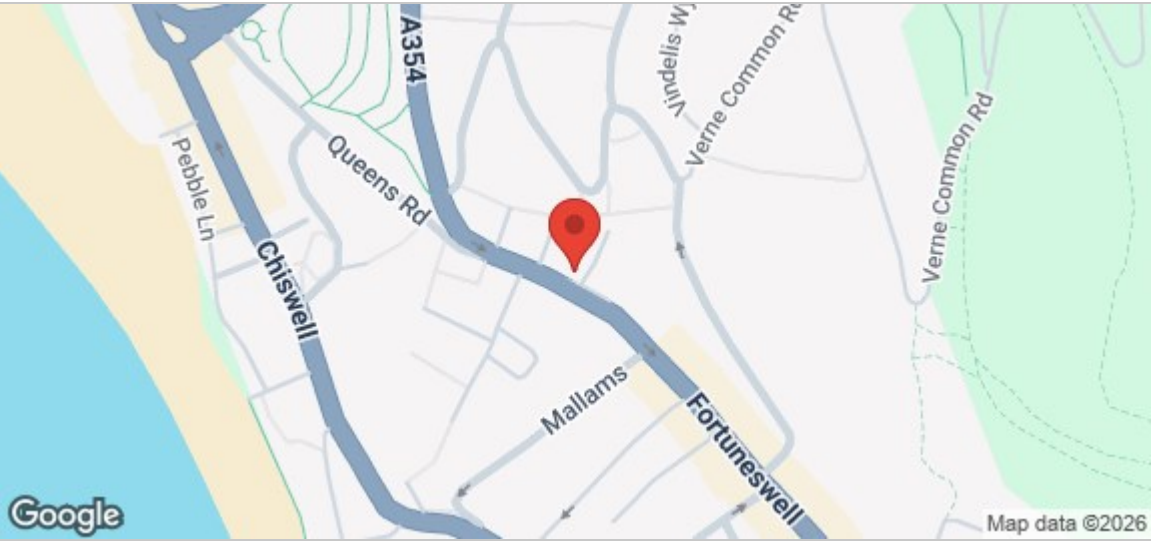
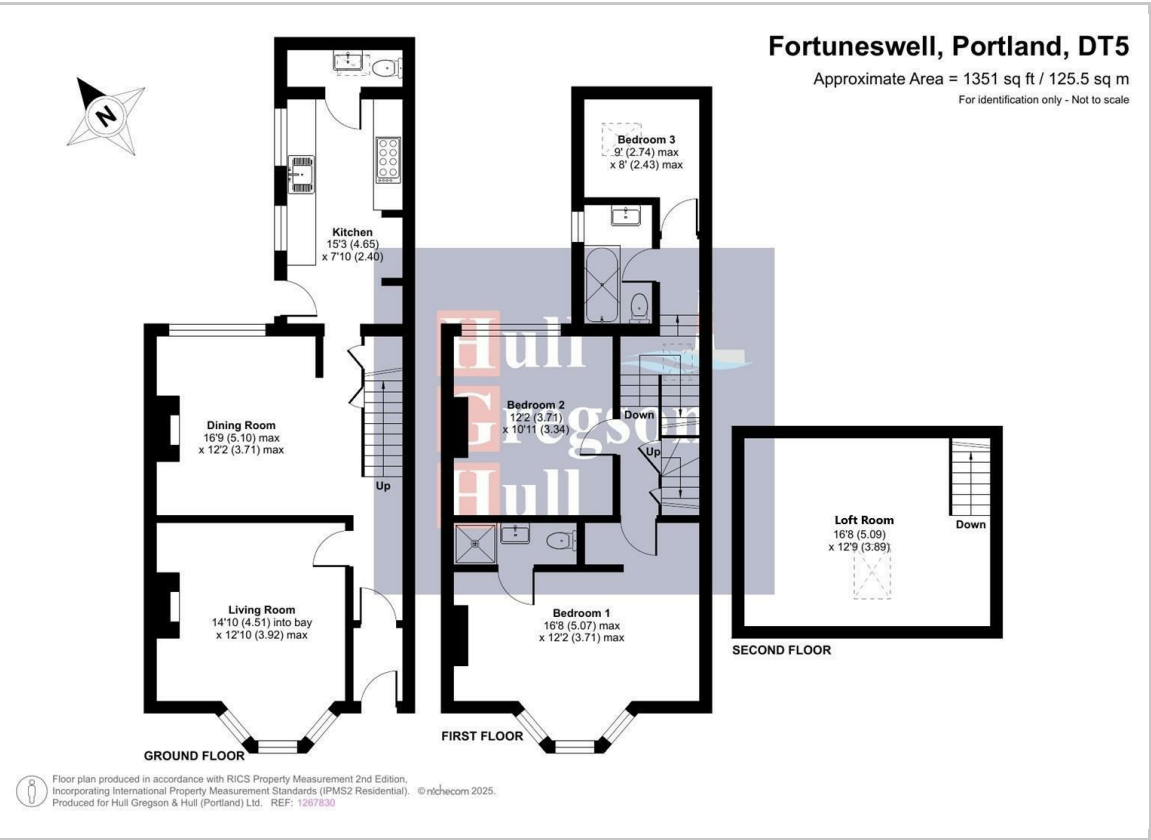
home. Positioned to the front of property is a generous size living room with bay fronted window, complimented by bespoke shutters. There is an open fire chimney breast offering a focal point for the room.

Moving through the property is the open dining room which is a great size and allows room for a large dining table and chairs. Additionally, there is shelving built into the alcoves of the room with storage underneath. Following suit with the living room, there is an open fire place within the dining room.

To the rear of the property is the galley style kitchen, which offers a range cooker with extractor hood, there is also a number of wall and base level units, with space for a number of appliances. Located at the back of the kitchen is the downstairs WC and tuck away for additional appliances. Access to the rear garden is also gained via the kitchen.



Stairs rise to the first floor where all bedrooms and the family bathroom are located. Bedroom one is a generous double with en suite and bay fronted window. From this bedroom there sea views out towards Chesil Beach. The en suite comprises a WC, wash hand basin and shower. Adjacent to bedroom one is the second double bedroom which is again of a generous size and offers views out to the rear garden. Bedroom three is currently utilised as a home gym and is a large single bedroom. the family bathroom comprises a bath with



Living Room
14'9" x 12'10" (4.51m x 3.92m)

Dining Room
16'8" x 12'2" (5.10m x 3.71m)

Kitchen
15'3" x 7'10" (4.65m x 2.40m)

Downstairs WC

Bedroom One
16'7" x 12'2" (5.07m x 3.71m)

En-Suite

Bedroom Two
12'2" x 10'11" (3.71m x 3.34m)

Bedroom Three
8'11" x 7'11" (2.74m x 2.43m)

Family Bathroom

Loft Room
16'8" x 12'9" (5.09m x 3.89m)

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

