



Portland Road
Weymouth, DT4 9BH



£1,350 PCM



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- Stones Throw From Smallmouth Beach
- Sea Views
- Close to Local Amenities
- Spacious Rooms
- Rear Parking
- Available for Long Term Let
- Level Walk To Town Via The Rodwell Trail
- Light and Airy Throughout
- Pets Considered
- Close to Transport Links





A WELL PRESENTED & deceptively spacious three storey **THREE DOUBLE BEDROOM** family home with **KITCHEN/DINER** & **SOME SEA VIEWS**, located in **WYKE REGIS**. Just minutes from the famous **CHESIL BEACH** with **STUNNING COASTAL WALKS & LOCAL AMENITIES** nearby, this property offers a perfect home by the sea!



As you step inside, you will be greeted by light and airy reception rooms that create a welcoming atmosphere, perfect for hosting friends and family gatherings. The lounge, situated at the front, is a generous size and benefits from a large fronted bay window allowing plenty of natural light to flood



the room. A rustic, cast iron log burner provides a focal point and gives a warm, cosy, almost cottage like feel to the home. The open plan kitchen/diner is an ideal space for entertaining with a fitted kitchen benefitting from a breakfast bar, ample work surface, storage, built in fridge/freezer and space for modern appliances.

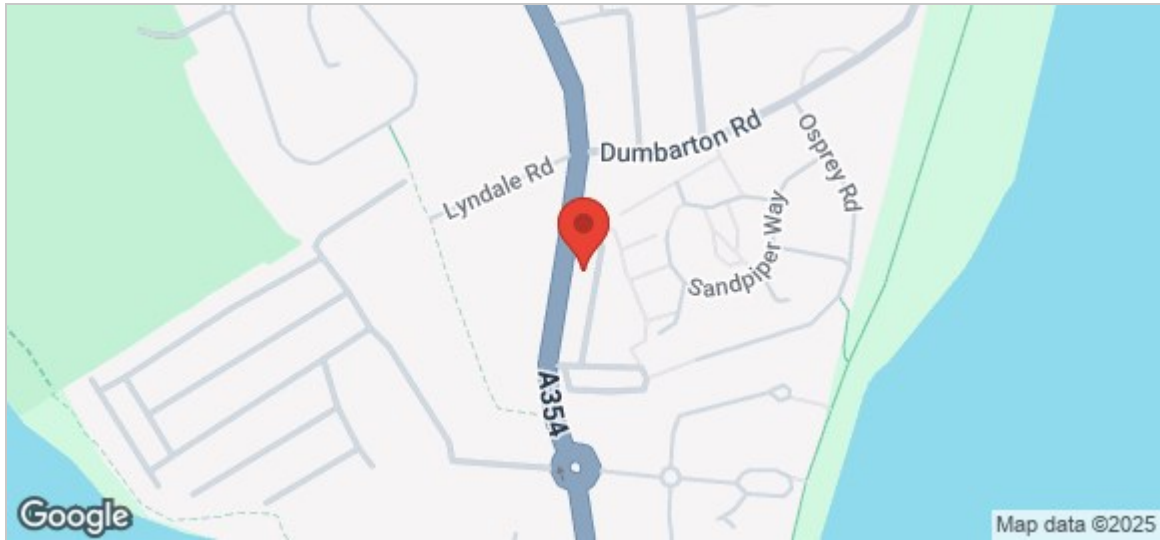
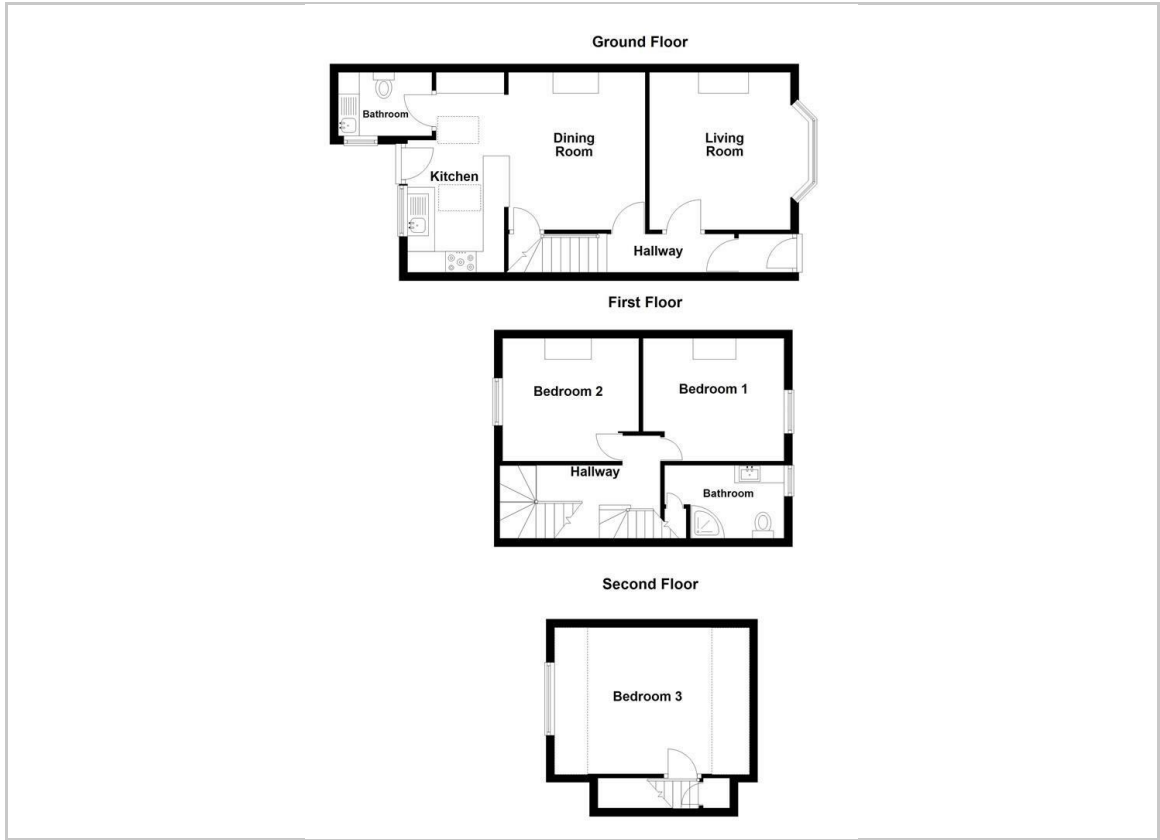
The dining area allows plenty of room for a table and chairs and has additional storage cupboards available. The utility room also doubles up as a downstairs W.C.

Rising to the first floor you have two double bedrooms and a shower room. Bedroom two is located at the rear of the property and you have the pleasure of some sea views towards the Isle of Portland. The shower room, styled to a modern finish, comprises shower cubicle, wash hand basin and W.C.



Ascending further to the top floor you find bedroom three, a generous double room with sea views and space for a range of furniture.

Externally to the rear there is small courtyard garden, paved, with high walls and a gate for privacy. Behind the house there are shingled area providing a park space.



Living Room
13'5" x 12'4" into bay (4.09 x 3.76 into bay)

Kitchen / Dining Room
18'11" x 12'4" max (5.77 x 3.76 max)

Bedroom 1
9'8" x 11'1" (2.95 x 3.38)

Bedroom 2
10'7" x 9'8" (3.23 x 2.95)

Bedroom 3
15'5" x 11'10" (reduced head height) (4.72 x 3.63 (reduced head height))

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.

Lettings Additional Info

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

Property type: Terraced House
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.
<https://checker.ofcom.org.uk/>

