



73a Woolcombe Road

Portland, DT5 2JA



£1,200 PCM



Woolcombe Road

Portland, DT5 2JA

- Available From October
- Allocated Parking
- Moments from Coastal Walks
- Modern Home
- Semi-Detached
- Close to Local Amenities
- Long Term Let
- Open Plan Living Area
- Pets Considered
- EPC - C





Conveniently positioned just a short stroll to COASTAL WALKS is this spacious, THREE BEDROOM, semidetached house boasting an OPEN PLAN LIVING AREA with FRENCH DOORS onto a WELL MAINTAINED SOUTHERLY GARDEN in the popular location of Weston.

A welcoming entrance hallway provides access to the downstairs living accommodation and a useful cloakroom. The bright open plan living space has ample space for a range of living furniture and dining table as well providing access to the low maintenance garden via French doors. The kitchen offers ample worksurface space as well as several floor and wall units for storage, it also benefits from an integrated fridge/freezer, cooker and gas hob.

Ascending to the first floor are two good-sized double bedrooms and one ample single bedroom. Completing the accommodation is the family bathroom, comprising a contemporary suite; bath with shower over a close coupled WC and a pedestal wash hand basin.

The property also benefits from allocated parking to the side of the house for one car.



Open Plan Living Space
27'5" x 16'2" (8.38 x 4.94)

Bedroom 1
9'5" x 14'2" (2.88 x 4.34)

Bedroom 2
11'6" x 10'6" (3.53 x 3.22)

Bedroom 3
11'8" x 7'1" (3.56 x 2.17)

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		90
(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	

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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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