

Doulton Close

Weymouth, DT4 0GX

£1,050 PCM

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Hull Gregson Hull

Doulton Close

Weymouth, DT4 0GX

- Available For Long Term Let
- Spacious Lounge / Diner
- Integrated White Goods
- Allocated Parking Space
- Ensuite Main Bedroom
- Quiet Residential Area
- Moments From Weymouth Town
- Nearby Local Amenities
- No Pets Due To Head Lease Restriction
- Close To Local Transport Links















This conveniently located apartment is just a short stroll from Weymouth Town Center and Beach. The property boasts a SPACIOUS LOUNGE DINER, two separate bathrooms, INTEGRATED WHITE GOODS and even one ALLOCATED PARKING SPACE.

The apartment is located on the first floor of Davenport Court, the entrance hallway provides access to all rooms. The lounge diner is a fantastic size, with the room filled with light from the afternoon you can open up the juliette balcony and allow a gentle breeze to further enhance it's light and airy feeling. The room comes with large corner sofa and a dining table with six chairs. The room is the perfect place to unwind from a day at work or for hosting friends and family.

The Kitchen is located across the hall, with a plethora of wall and base units, as well as plenty of counter top space you never need want for more room. The kitchen also benefits from integrated appliances, such as fridge freezer, counter top hob, oven and washing machine.

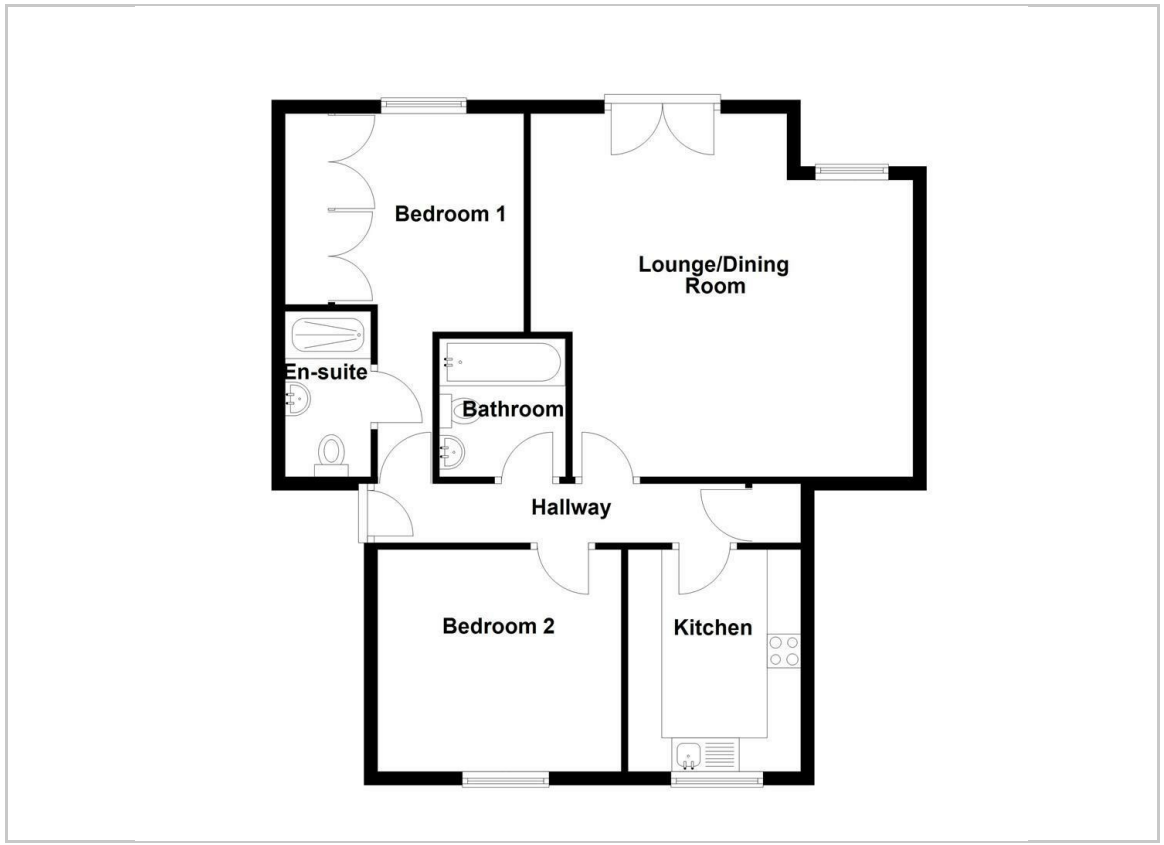
Adjacent to the kitchen is the second bedroom, a generous double with plenty of space for additional bedroom furniture.

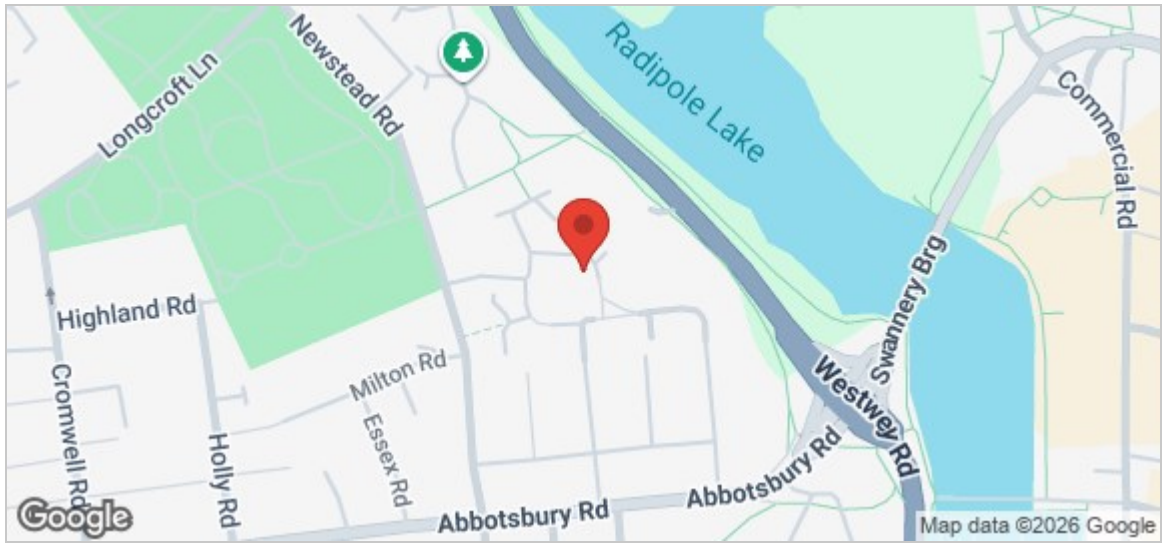
Opposite the second bedroom is the family bathroom, a modern suite with paneled bath with shower over, pedestal wash hand basin and close coupled WC.

The final room is the main bedroom, the room boasts two built in wardrobes and an en suite bathroom. This maximises the available floor space as well as ensuring privacy for when you have guests staying over.

External the property benefits from one allocated parking space.

Sadly no pets are permitted due to restrictions within the head lease.





Lounge / Dining room
17'8" x 18'8" max (5.40 x 5.70 max)

Kitchen
10'9" x 8'11" (3.29 x 2.74)

Bedroom 1
10'8" x 10'2" + hallway (3.26 x 3.12 + hallway)

Bedroom 2
10'9" x 11'10" (3.29 x 3.62)

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.

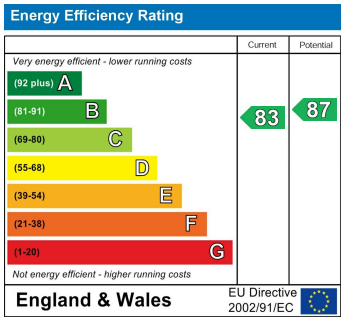
Lettings Additional Info

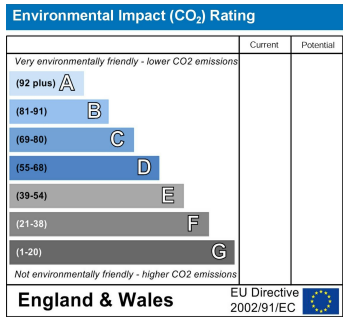
The following details have been provided by the Landlord, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Apartment
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/

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
representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





12 Easton Street, Portland, Dorset, DT5 1BT
Tel: 01305 822 222 Email: office@hgh.co.uk www.hgh.co.uk