



51 Ranelagh Road

Weymouth, DT4 7JF

 1  1  1  D

£700 PCM

**H**ull   
**G**regson  
**H**ull

## Ranelagh Road

Weymouth, DT4 7JF

- Ground Floor Apartment
- One Double Bedroom
- Small Low-Maintenance Courtyard Garden
- Gas Central Heating
- Close To Transport Links
- Close To Weymouth Beach
- Short Level Walk To Town Centre
- Available for Long Term Let
- EPC D Rating





This ONE DOUBLE-BEDROOM, GROUND FLOOR APARTMENT, situated a short level stroll from Weymouth Beach and Town Centre, is presented for LONG TERM LET.

As you step through the doorway, you find yourself in the light and spacious living room: benefitting from a large front aspect window, wall mounted radiator and chimney breast. This space

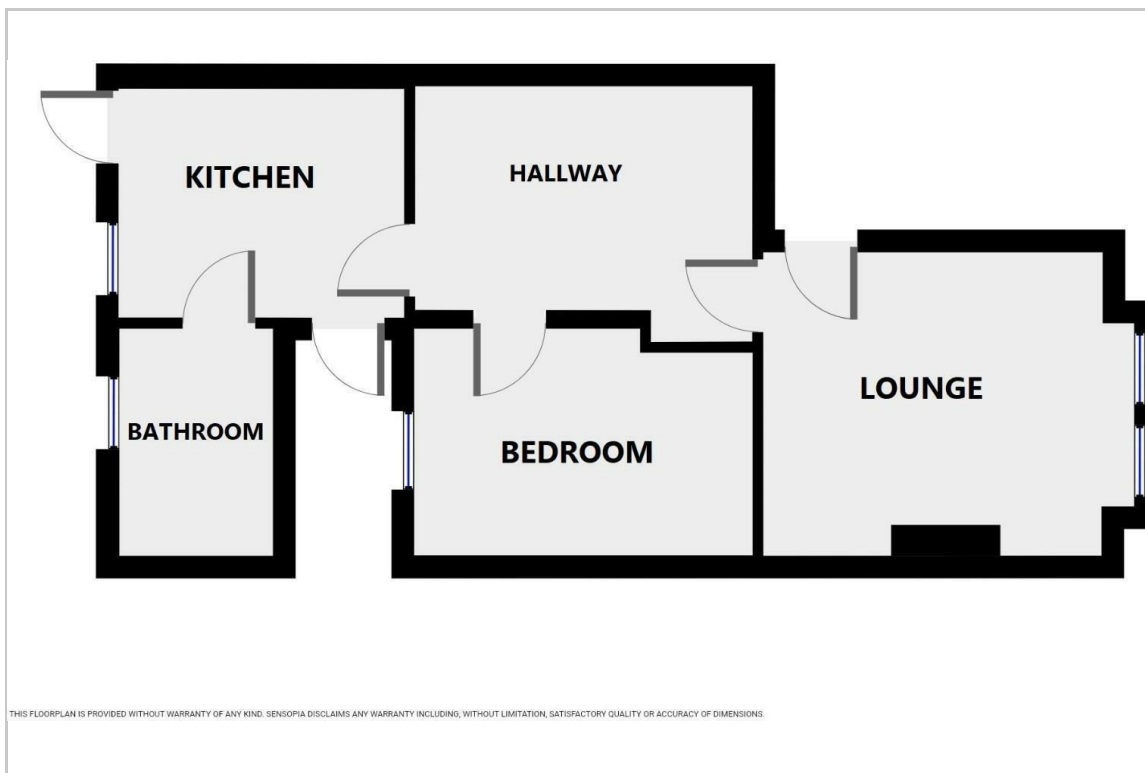
would well suit cosy evenings spent at home.

As you travel beyond the living room, through the hallway, to your left you find the bedroom. The bedroom has ample room for a double bed, plenty of space for a cabinet and wardrobe and also benefits from a window overlooking the rear courtyard space.

To the rear of the property, you find yourself in the kitchen with modern-style, white kitchen units and a black granite-effect worktop. The kitchen houses space for a freestanding fridge freezer and a washing machine. The property's bathroom comprises a shower unit, WC and pedestal wash hand basin.

The property has a small, low maintenance courtyard garden as well as rear access to a private enclosed space.

This property is AVAILABLE SEPTEMBER for LONG TERM LET.



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.

**Living Room**  
13'5" x 10'9" (4.11m x 3.3m)

**Bedroom 1**  
12'2" x 8'3" (3.73m x 2.54m)

**Kitchen**  
10'4" x 6'7" (3.15m x 2.03m)

**Bathroom**

#### Additional information

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

Property type: Ground Floor Apartment  
Property construction: Brick  
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/>

#### 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.

#### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.