



**Rip Croft**

Portland, DT5 2EE



**£1,200 PCM**





# Rip Croft

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- Carpet To Be Replaced In Lounge
- Three Bedroom Family Home
- Close to Local Schools and Amenities
- Driveway Parking
- Close to Coastal Paths
- Integral Garage
- Recently Redecorated Throughout
- Available for Long Term Let
- Pets Considered
- Westerly-Facing Garden





Located in the popular area of SOUTHWELL, this delightful THREE BEDROOM house with INTERGRAL GARAGE and DRIVEWAY for two cars presents an excellent opportunity for families and professionals alike. The property boasts a well-designed layout, featuring a SPACIOUS LOUNGE/DINER that is perfect for both relaxation and entertaining.



The ground floor boasts a spacious lounge/diner, which includes French doors opening onto the westerly facing garden. The lounge carpet will be replaced prior to the tenancy commencement. There is also a large cupboard under the stairs which can be used to store away your coats and

shoes, keeping everything tidy and out of sight. Adjoining the lounge is a light and airy kitchen which benefits from an integrated oven and hob, as well as enough space for a large fridge/freezer.

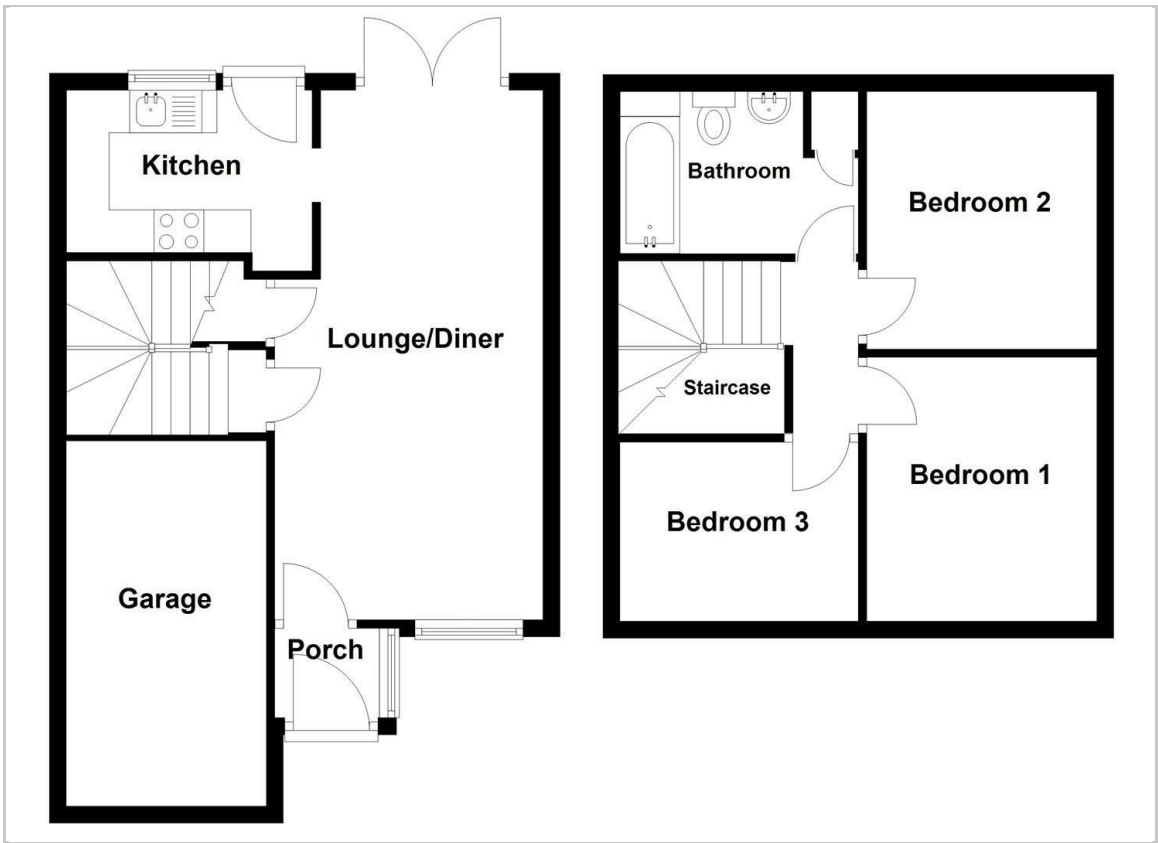
The three bedrooms offer ample space, making it ideal for a growing family or those in need of a home office. Completing the first floor is the bathroom, which comprises of panel bath with overhead shower, W/C, pedestal basin and a large airing cupboard, perfect to store away your towels and bathroom essentials.

The house has been redecorated throughout, exuding a fresh and modern feel, allowing you to move in with minimal fuss.

To the rear of the property, a low-maintenance garden, which provides ample outdoor space for enjoying sunny days or hosting gatherings with friends and family. Additionally, the front of the property includes parking for two vehicles as well as an integral garage, both valuable assets in this desirable location.

Situated close to schools and various amenities, this home is perfect for families seeking a supportive community environment. In addition, excellent public transport links are just around the corner, making commuting a breeze.





**Lounge/Diner**  
10'3" x 20'6" max (3.13 x 6.25 max)

**Kitchen**  
7'3" x 9'0" (2.23 x 2.75)

**Bedroom 1**  
10'2" x 8'7" (3.11 x 2.63)

**Bedroom 2**  
9'10" x 8'7" (3.02 x 2.63)

**Bedroom 3**  
6'9" x 9'2" (2.08 x 2.80)

**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.

**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: Terraced House  
Property construction: Standard Construction  
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.  
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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		67
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-90) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC