



High Street

Puddletown Dorchester, DT2 8RT



£950 Per Month



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Puddletown Dorchester, DT2 8RT

- Spacious Two Bedroom Apartment
- One Allocated Parking Space
- Available From November
- Recently Updated Kitchen
- Large Lounge Diner
- Nearby Local Amenities
- Quiet Village Location
- Conveniently Positioned Close to access links
- Pets Considered
- EPC =





Situated in Puddletown, this **GENEROUS** two bedroom first-floor apartment offers well proportioned accommodation, **MODERNISED INTERIORS** and the added benefit of **ALLOCATED PARKING**.

The accommodation includes a generous lounge, providing ample space for comfortable seating and a separate dining area, making it ideal for both relaxing and entertaining. If you prefer to keep food out of the lounge, then the space would easily accommodate an office space for those who work from home.

The property benefits from two bedrooms, with the main bedroom

offering plenty of room for a double bed and additional bedroom furniture. The second bedroom provides a versatile space, suitable for use as a guest room, home office or smaller bedroom. The fitted kitchen offers a fresh, modern environment for everyday cooking, while the bathroom complements the property's recently modernised interior.

Externally, the apartment benefits from one allocated parking space situated to the side of the building, providing convenient off-road parking. The location is a particular highlight, being just moments from a range of local amenities, shops and transport links.

Available now for a long term let, this well presented apartment would be ideal for professionals, couples or a small family looking to enjoy modern accommodation in a sought after coastal location.

Living Room

Kitchen

Bedroom One

Bedroom Two

Bathroom

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.

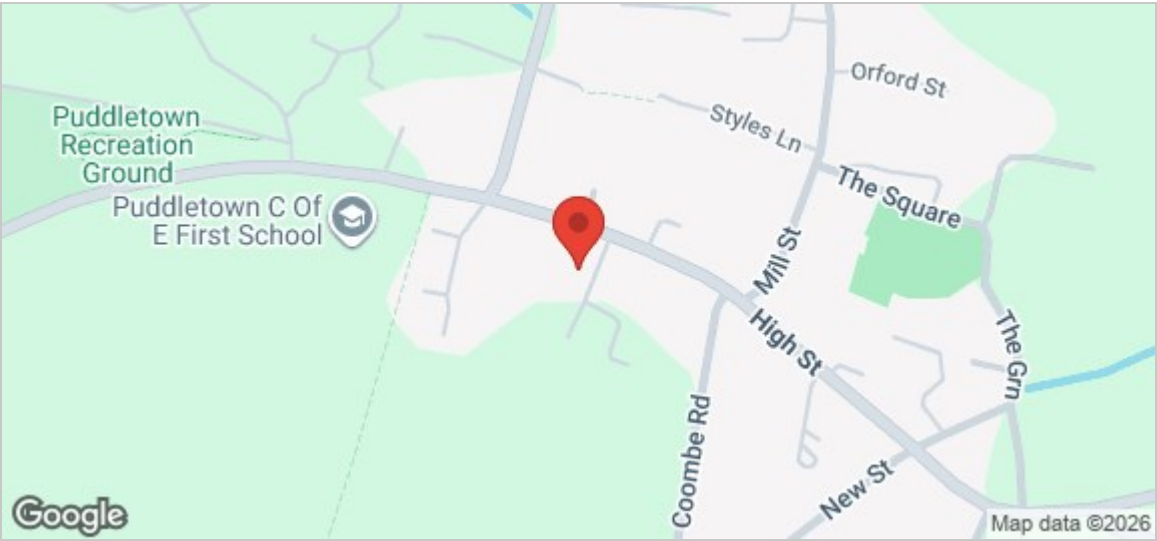
Lost Key(s) or other Security Device(s)

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	80
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