



**Carless Court, Woolcombe Road**

Portland, DT5 2HY

**£900 PCM**



# Carless Court, Portland, DT5 2HY

- Long Term Let
- Sea View
- Modern Kitchen
- Light and Airy Throughout
- Available April
- Unfurnished
- Parking Available Nearby
- Ample Storage Throughout
- Close To Coastal Walks
- Sought-After Residential Location





Just a short stroll to COASTAL WALKS is this spacious, TWO DOUBLE BEDROOM, TOP FLOOR apartment in Weston with MODERN KITCHEN, moments from the shops and amenities, with a BUS STOP nearby serving transport links into Weymouth. The property is in good decorative order throughout.



Stepping through the front door is an entrance hallway with a storage cupboard and doors leading into the accommodation, as well as access to the boarded loft space. The modern fitted kitchen is situated to your left which comprises a range of wall and base units with an integrated double oven, electric hob and extractor fan,



plus space for appliances, as well as benefiting from a large breakfast bar.

Continuing along the hallway is the bathroom which comprises a modern white suite including a panelled bath with shower over, a close coupled WC, pedestal wash hand basin and towel rail.

The living room is situated adjacent to the bathroom and provides ample space for seating with a large southerly aspect window overlooking the communal gardens, flooding the room with light.

Both bedrooms are positioned on the right of the property and are generous double rooms with the main having built in, mirrored wardrobes. Both bedrooms also benefit from SEA VIEWS.



Outside there is a communal refuse store and drying lines, plus a useful private store ideal for bikes and tools, etc.



**Living Room**  
11 x 14'8 (3.35m x 4.47m)

**Kitchen**  
13'1 x 10'2 (3.99m x 3.10m)

**Bedroom One**  
10'6 x 12'1 (3.20m x 3.68m)

**Bedroom Two**  
12'3 x 10'6 (3.73m x 3.20m)

**Tenant Fee's**

**Pet Policy -**

In the event a tenancy is agreed with the permission for a pet to reside at the address an additional rent charge of £25 PCM will be charged.

**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.

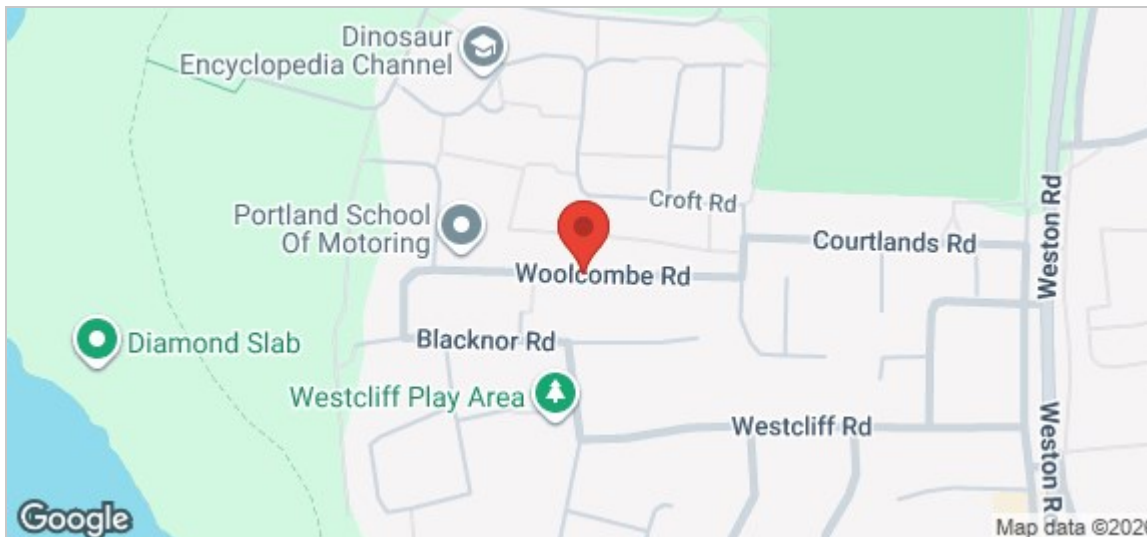
**Lettings Additional Info**

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,



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