

Lymes Close

Weymouth, DT4 9XN

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£1,200 Per Month

Hull Gregson Hull

Lymes Close

Weymouth, DT4 9XN

- Recently Redecorated Throughout
- Modern Style Kitchen
- Allocated Parking Space
- Nearby Local Schools
- Quiet Residential Area
- Available Now
- Desirable Location
- Secure Garden
- New Flooring Upstairs
- Brand New Front and Back Door

















Available IMMEDIATELY for occupation, is this bright and airy TWO BEDROOM End of terrace house. The property has been REDECORATED THROUGHOUT, with BRAND NEW FLOORING to the upstairs accommodation and boasts one ALLOCATED PARKING SPACE.

To the front of the house is a spacious lounge, flooded with natural light due to it's Westerly aspect. To the rear of the property is the modern kitchen, with a range of wall and base units alongside generous worktop space. The kitchen comes fitted with an integrated counter top hob, single oven and slimline dishwasher. The kitchen also provides access to the rear garden.



Upstairs holds two spacious bedrooms, one of which provides a front facing view and fitted wardrobes. The second bedroom is also suitable for a double bed, or could work as a great home office. The upstairs bathroom comprises a white panelled bath, with a shower overhead, wash hand basin and WC.

Externally, the property boasts both front and rear gardens, providing you with sunshine for the whole day. There is also one allocated parking space for the home.

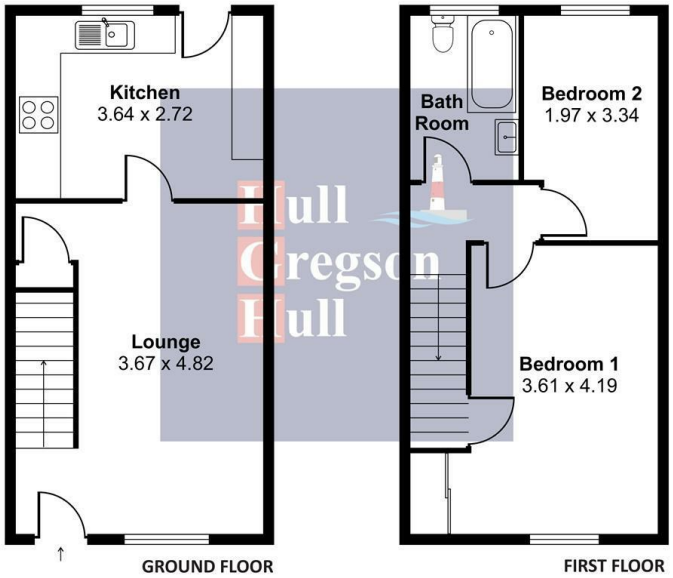
This property is in a perfect location for those looking to be in the heart of WYKE REGIS. Just a stones throw away from local schools, amenities including; a bakery, shops, petrol station and eateries.



Pets are considered.

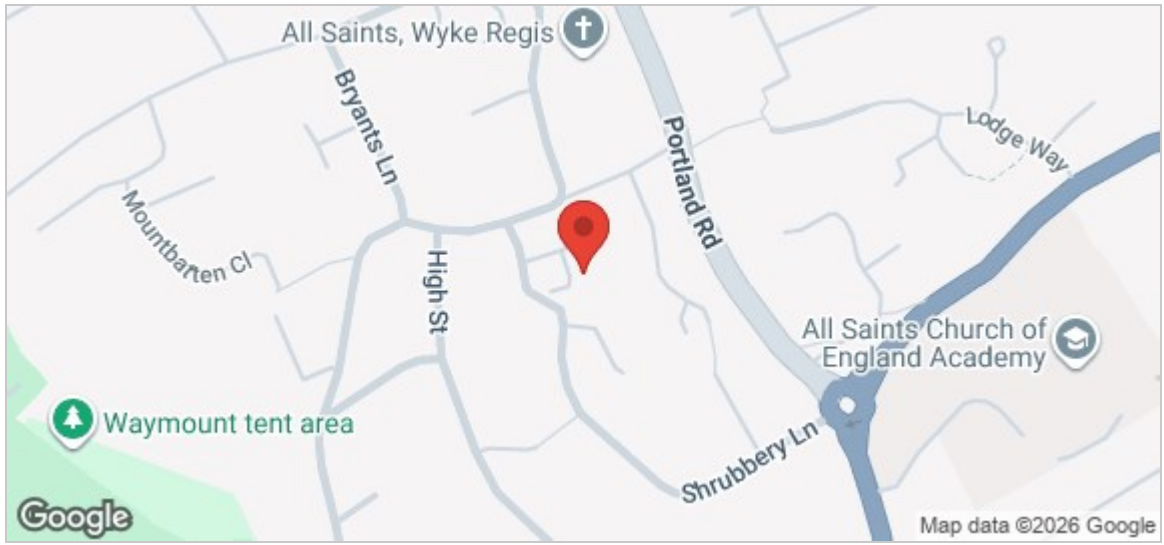
Lymes Close, Wyke Regis, Weymouth, UK

Approximate Ground Floor Area = 313.17 sq ft / 29.34 sq m
Approximate First Floor Area = 313.17 sq ft / 29.34 sq m
Approximate Total Area = 626.34 sq ft / 58.68 sq m
For Identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.

Zoom MARKETING



Lounge DIner

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)

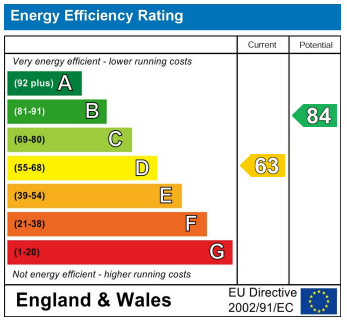
Variation of Contract (Tenant's Request) — £50 (inc. VAT) per agreed variation.
To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

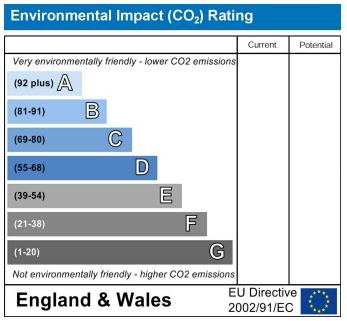
Change of Sharer (Tenant's Request) — £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation
and execution of new legal documents.

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: End Of Terrace House
Property construction: Standard





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