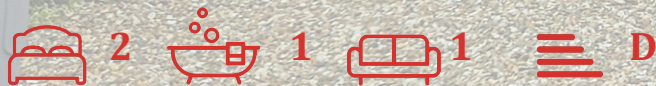


**Primula Close**  
Weymouth, DT3 6SL



**£1,125 PCM**





## Primula Close

Weymouth, DT3 6SL

- Semi-detached house
- Southerly Garden
- Garage
- Available From October
- Long Term Let
- Pets Considered
- Close To Local Transport Links
- Two Double Bedrooms
- Modern Kitchen
- Quiet Cul-de-sac Location







This TWO DOUBLE BEDROOM SEMI-DETACHED HOME with DETACHED GARAGE and SOUTHERLY ASPECT GARDEN is located in a quiet CUL-DE-SAC in Preston Downs. Perfectly positioned between WEYMOUTH and DORCHESTER, the property offers convenient access to LOCAL AMENITIES including shops, schools, and regular bus services.

The SPACIOUS LOUNGE/DINER offers a comfortable setting for relaxation or entertaining, with patio doors opening into the conservatory. This additional living space enjoys views onto, and access, to the rear garden, creating a lovely flow of

natural light throughout the ground floor.

The kitchen is well-equipped with a range of wall and base units, offering ample storage and worktop space. There is room for freestanding white goods, making this a practical and functional area for meal preparation.

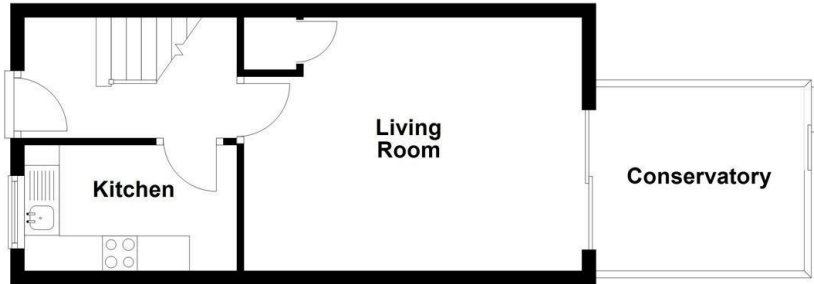
Upstairs, you'll find two WELL-PROPORTIONED DOUBLE BEDROOMS. The primary bedroom overlooks the rear garden, meaning the room is filled with natural sunlight for the majority of the day. The second bedroom benefits from BUILT-IN STORAGE, making it ideal as a guest room, office, or child's bedroom.

The family bathroom is comprised of a panelled bath, pedestal wash hand basin and close coupled WC, providing all the essentials in a bright, neutral space.

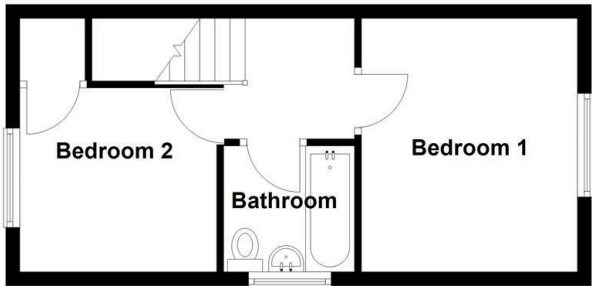
Externally, the property boasts both front and rear gardens. The rear garden enjoys a SUNNY, SOUTHERLY ASPECT perfect for enjoying long afternoons outside. A DETACHED GARAGE and DRIVEWAY run alongside the property, offering ample parking and storage.

The property is close to nearby transport links, as well as local shops, children's play parks and also countryside walks, such as teddy bear woods. The house is available from the start of October

Ground Floor



First Floor



Lounge Diner

Kitchen

Bedroom One

Bedroom Two

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		65
(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		
(69-80) 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