



Wakeham

Portland, DT5 1HN



£1,250 PCM



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Portland, DT5 1HN

- Short Term Let
- Fully Furnished Home
- Quiet Location
- Generous Wrap Around Garden
- Character Features Throughout
- Some Bills Included
- Moments From Easton Square
- Perfect Winter Retreat
- EPC = E
- Two Allocated Parking Spaces





SHORT TERM LET ONLY

A PICTURESQUE DETACHED PERIOD HOUSE available for short term let with generous wrap around garden and PARKING.

This character home is available from the 1st October 2025 until the start of 31st March 2026. The home comes fully furnished and is tucked away in a quiet lane off Wakeham.



The ground floor of the house comprises of open plan lounge/diner, with a beautiful feature fireplace being the focal point of the room. The room is able to be split in two by way of



bifold doors, creating a cosier atmosphere for those winter evenings. The MODERN KITCHEN is at the back of the house and comes with large fridge freezer, washing machine and integrated dishwasher. The kitchen also provides access to the downstairs WC and to the deck.

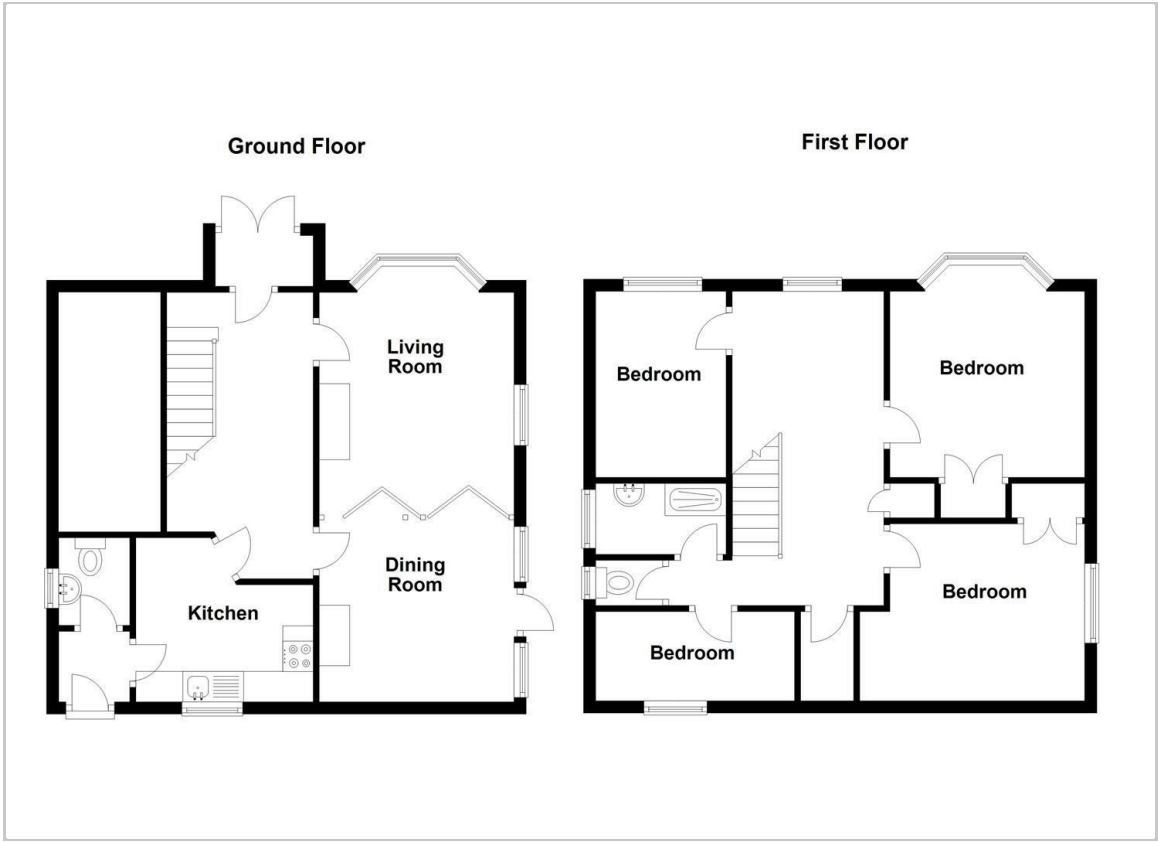
On the top floor you will find the four bedrooms as well as the shower room and separate WC. The two bedrooms on the right-hand side of the house are a fantastic size, with the main bedroom benefitting from a bay window which overlooks the garden and fills the room with light. The remain two bedrooms are still a generous size, with the fourth bedroom having a triple bunk bed.

This property is only available for let until 31st March 2026, there will be no option for further extension. This will most suit those looking to winter away from home or those between house sales.



On top of the rent tenants will be responsible for paying the electric bill, however the council tax, water and broadband are included in the rent.

Please note GARAGE IS NOT INCLUDED but there is ample room for parking outside.



Lounge
12'9" x 14'9" (3.9 x 4.5)

Dining Room
12'9" x 11'3" (3.91 x 3.44)

Kitchen
10'7" x 11'9" (max) (3.25 x 3.59 (max))

Bedroom One
12'7" x 14'5" (into bay) (3.85 x 4.40 (into bay))

Bedroom Two
12'8" x 12'0" (3.87 x 3.68)

Bedroom Three
7'4" x 12'6" (2.25 x 3.82)

Bedroom Four
9'3" x 10'3" (2.82 x 3.13)

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.

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: Detached House
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Electric Storage Heating
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
<https://checker.ofcom.org.uk/>

