



**Dorchester Road**

**Weymouth, DT3 5FL**

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**£975 PCM**



## Dorchester Road

Weymouth, DT3 5FL

- Open-Planned Kitchen/Lounge/Dining Room
- Ensuite to Primary Bedroom
- Close to Local Transport Links
- Designated Parking Spot
- Generous Sized Bedrooms
- Available Now
- Quiet Location
- Integrated White Goods
- Available for Long Term Let
- EPC = B





Available now for LONG TERM LET is this spacious, two bedroom apartment on Dorchester Road. This charming two-bedroom flat offers a perfect blend of comfort and convenience. Ideal for those seeking a long-term rental, the property is available immediately and is well-suited for individuals or small families.



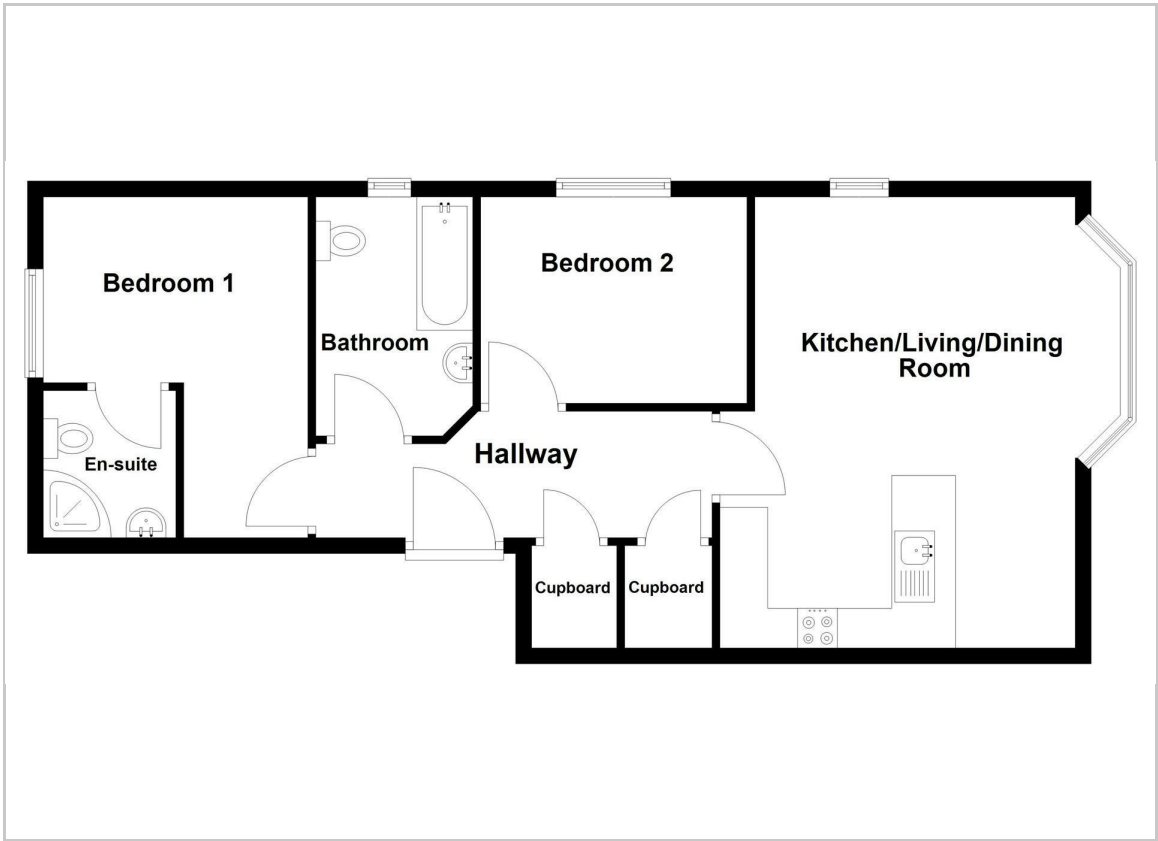
To the front of the property you'll find the spacious open-plan living area that provides a welcoming atmosphere, perfect for both relaxation and entertaining. The layout allows for a seamless flow between the living, dining, and kitchen spaces, the bay window fills the room with an abundance of natural light. The kitchen

boasts integrated appliances, including fridge / freezer, oven, counter top hob, washing machine and dishwasher.

The flat boasts two well-appointed bedrooms, with the main bedroom featuring an ensuite bathroom for added privacy and convenience. The second bathroom is also thoughtfully designed, ensuring that all residents have access to ample facilities.

Externally the property includes allocated parking for one car, as well as access to excellent local transport links, making it easy to explore the surrounding areas or commute to work.

This property presents a wonderful opportunity to enjoy a comfortable lifestyle in Weymouth, with its beautiful coastal scenery and vibrant community. Do not miss the chance to make this delightful flat your new home.



**Kitchen/Lounge/Diner**  
16'4" x 18'4" (max) (5m x 5.6m (max))

**Bedroom One**  
10'9" x 15'1" (max) (3.3m x 4.6m (max))

**Bedroom 2**  
10'9" x 8'10" (3.3m x 2.7m )

**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.

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.

**Additional information**

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Flat  
Property construction: Standard Construction  
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.  
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, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

