



Shortlands
Portland, DT5 2LG



£1,250 PCM



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- Three Bedroom Family Home
- Spacious Living Room
- Highly Popular Area
- Modern Kitchen
- Available Now
- Close to Schools and Amenities
- Front and Rear Garden
- Recently Redecorated
- Gas Central Heating
- EPC = C





AVAILABLE NOW FOR VIEWINGS



Nestled in the popular area of **SHORTLANDS**, this delightful **THREE BEDROOM** terraced house is available for long term let. The property has recently been **REDECORATED THROUGHOUT** and benefits from a detached **GARAGE**.



The ground floor accommodation consists of a large porch, generous lounge, **MODERN KITCHEN DINER** and plenty of storage space. The **MODERN KITCHEN** is a highlight of the home, equipped with contemporary appliances and an open pantry, perfect for extra storage.

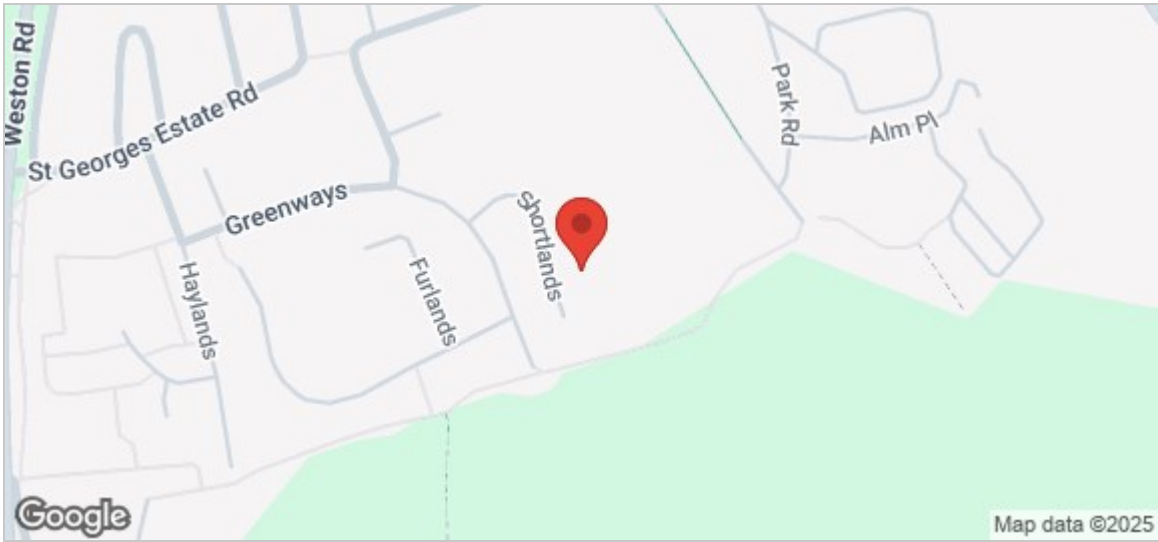


The property features three generous bedrooms, providing comfortable accommodation for family or guests. With each room being freshly decorated it creates a light and airy feel throughout the home. Completing upstairs is the family bathroom, the room is comprised of panel bath with overhead shower, close coupled WC and vanity unit wash hand basin.

Externally the garden is laid to lawn with a patio pathway and rear access gate. This provides access to the detached garage.

Conveniently located, this home is in close proximity to local schools and amenities, making it the perfect home for families. This terraced house on Shortlands is a wonderful choice that combines modern living with a friendly community atmosphere. Don't miss the chance to view this lovely property.





Lounge
16'4 (max) x 8'8 (4.98m (max) x 2.64m)

Kitchen
8'9 x 13 (2.67m x 3.96m)

Bathroom
8'5 (max) x 9'3 (max) (2.57m (max) x 2.82m (max))

Bedroom One
9'3 x 9 (2.82m x 2.74m)

Bedroom Two
6'8 x 12 (2.03m x 3.66m)

Bedroom Three
11'5 x 7'4m (3.48m x 2.24mm)

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.

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: Terraced
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.
checker.ofcom.org.uk/

Disclaimer

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC