



SPA VIEW

**JUST CUTS** UNISEX BARBER

**18C Spa Road**  
Weymouth, DT3 5EN

**£850 PCM**

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**Hull**  
**Gregson**  
**Hull**

# Spa Road

Weymouth, DT3 5EN

- Bright and Spacious Open-plan Living Area
- Short Stroll to Town Centre
- Modern-Fitted Kitchen
- Moments From Nature Reserve
- Popular Radipole/Lodmoor location
- Close To Local Amenities
- Pets Considered
- Low-Maintenance Shared Courtyard
- Available From Mid June
- EPC = B





A BEAUTIFULLY PRESENTED one-bedroom ground floor apartment, ideally positioned on the popular RADIPOLE/LODMOOR border, just moments from LOCAL BUS ROUTES, SUPERMARKETS, and a NEARBY PUBLIC HOUSE.

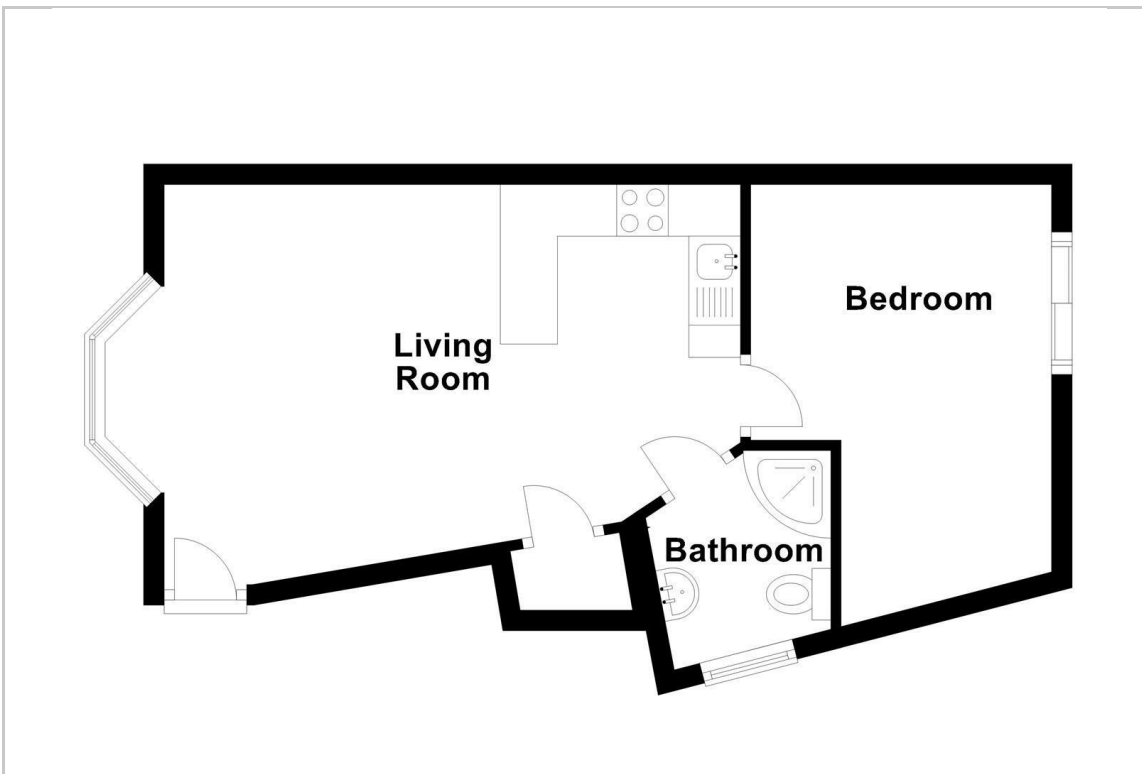
This bright and modern home offers stylish open-plan living, featuring a contemporary fitted kitchen flowing seamlessly into the spacious living area, creating an ideal space for relaxing or entertaining.

The generous living area also benefits from a useful under-stairs storage cupboard with plumbing and space for a washing machine, dishwasher, and tumble dryer, providing excellent additional practicality.

The double bedroom is light and inviting, complete with French doors opening directly onto a low-maintenance shared courtyard garden, perfect for enjoying outdoor space during the warmer months. The property also includes a private storage shed, ideal for bicycles, golf clubs, paddleboards, or general storage. A modern shower room completes the accommodation.

Available from 20th June 2026 for a long-term let.





## Living Area

19'8" x 12'4" reducing to 8'2" (6 x 3.76 reducing to 2.49)

## Bedroom

13'1" x 9'6" (max) (4.01 x 2.92 (max))

## 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	76
	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		

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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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