

Belle Vue Terrace

Portland, DT5 1LD



£1,250 PCM



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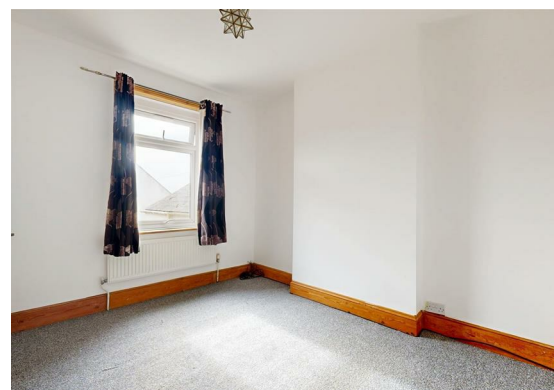
Portland, DT5 1LD

- Charming Bay-Fronted Terraced House
- Beautiful Character Features
- Bright and Spacious Lounge/Diner
- Close to Local Amenities
- Low Maintenance Rear Garden
- Moments From Chesil Beach
- Close to Local Transport Links
- Available Now
- Pets Considered
- Long Term Let





Tucked away in the heart of FORTUNESWELL, just moments from a wide range of local amenities, transport links and CHESIL BEACH, is this BEAUTIFULLY PRESENTED three-bedroom, BAY-FRONTED terraced house. This generously proportioned home offers an abundance of character features, including high ceilings, original fireplaces, and a light-filled interior.



Upon entering, you're welcomed by a spacious entrance hallway with stairs rising to the first floor and access to the ground floor accommodation. The lounge/diner is a lovely open space, ideal for both relaxing and entertaining. The lounge area features



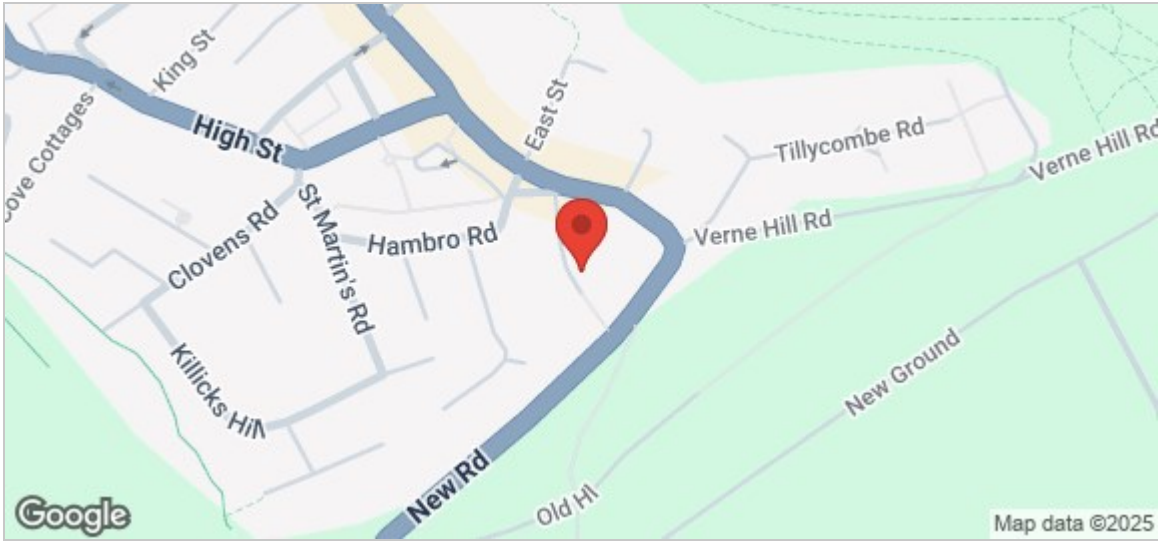
a sunny bay window that floods the room with morning light, along with a charming feature fireplace, creating a cosy and inviting atmosphere. Adjacent is the dining area, offering ample space for a family dining table and additional furniture.

The kitchen is fitted with a range of base and wall units, integrated cooker and hob, and has space for a washing machine and fridge freezer. A unique feature is the dropped countertop inset into the original fireplace, a thoughtful detail that blends modern convenience with period character.

To the rear of the property is a well-proportioned ground floor bathroom, comprising a built-in shower, bathtub, WC, and pedestal wash hand basin. There is also access from here to the private rear garden, ideal for enjoying the outdoors.



Upstairs, the first floor boasts three generously sized double bedrooms. The main bedroom, located at the front of the house, benefits from a large window, plenty of space for wardrobes and furniture, and its own en-suite facilities. The second and third bedrooms are also spacious double rooms with a pleasant outlook over the rear garden.



Lounge
14'6" x 11'6" (4.42m x 3.52m)

Dining
11'6" x 9'4" (3.51m x 2.87m)

Kitchen
11'5" x 7'9" (3.5m x 2.37m)

Bathroom
7'10" x 5'11" (2.39m x 1.82m)

Bedroom 1
14'9"(max) x 11'3"(max) (4.5m(max) x 3.45m(max))

Ensuite
5'5" x 4'11" (1.66m x 1.5m)

Bedroom 2
15'5" x 8'0" (4.7m x 2.46m)

Bedroom 3
11'6" x 8'9" (3.51m x 2.67m)

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.

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.

