

Dorchester Road
Weymouth, DT4 7JR

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£650 PCM



Dorchester Road

Weymouth, DT4 7JR

- Long Term Let
- Top Floor Apartment
- Moments From Greenhill Beach
- Available May
- No Pets Due To Head Lease
- Modern Style Kitchen
- Close To Local Transport Links
- Roof Top Views
- Short Stroll To Town
- EPC - C



A WELL PRESENTED, TOP FLOOR apartment with MODERN STYLE KITCHEN located MOMENTS FROM GREENHILL BEACH. This apartment is available for LONG TERM LET and ready for move in.

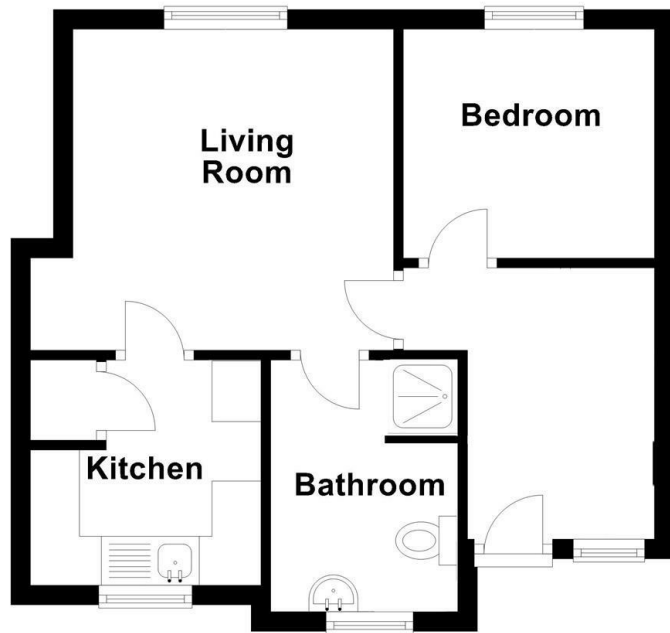
The entrance hall for the apartment is a very open space, allowing for you to use for additional storage units or bookshelves. The first room you meet is the bedroom, the room faces the rear and looks out over local rooftops and the distant hills, you can even see a few sea glimpses. The room allows space for double bed and a wardrobe or chest of draws.

Adjacent to the bedroom is a well kept

living room, offering enough space for sofa, small dining table and other small furniture, the lounge also boasts rooftop views.

Just off the lounge is a MODERN shower room, complete with a shower cubicle, toilet and basin. This white suite is finished with white retro style tiling. Next door to the bathroom is the kitchen benefiting from plenty of cupboard and counter space, with room for a washing machine and upright fridge freezer.

Sadly, due to the head lease, pets are not considered.



Living Room
11'3 x 10'08 (3.43m x 3.25m)

Kitchen
6'05 x 8'11 (1.96m x 2.72m)

Bedroom
8'05 x 7'05 (2.57m x 2.26m)

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.

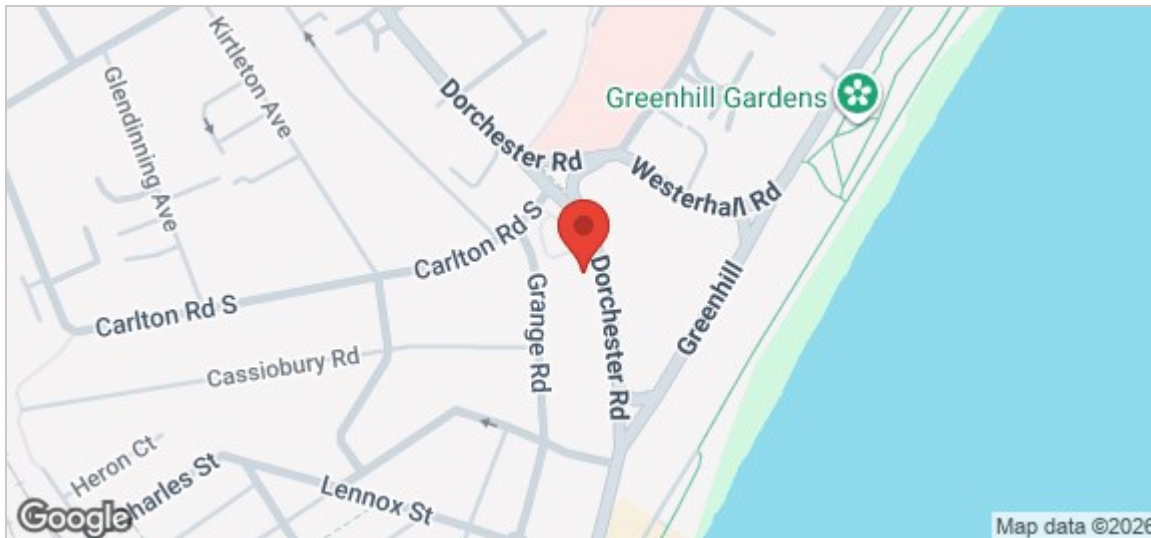
Unpaid Rent
Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

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			
		78	81
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	