



## 12 Dunster Rise

Weymouth, DT3 4GL

£1,400 PCM



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A modern three bedroom semi detached house with DRIVEWAY and GARAGE as well as KITCHEN DINER opening onto a SOUTHERLY GARDEN available for long term let from the start April.

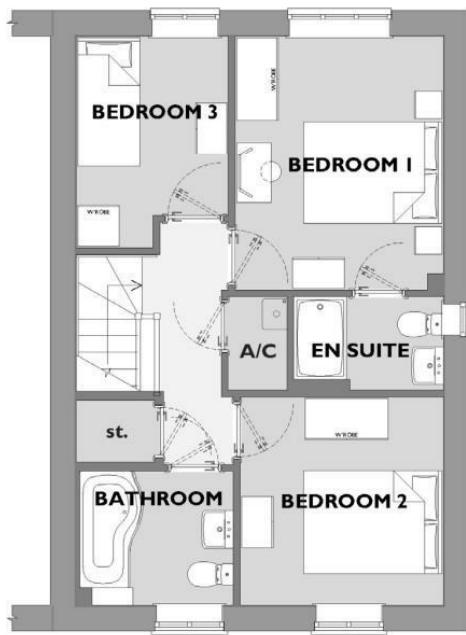
This modern home is located on the Chesil Reach development which is towards the top of School Hill, Chickerell. The house is close to local amenities, schools and local eateries. In addition to this you're moments away from coastal walks along the Fleet and local attractions such as Bennett's Water Gardens and Blagdon Fruit Farm.

The home comprises a spacious front lounge with ELECTRIC FIREPLACE and mantelpiece, a downstairs WC and to the rear a bright and airy kitchen diner. The kitchen comes with INTEGRATED WHITE GOODS and patio doors onto the SOUTHERLY GARDEN. Upstairs are three GENEROUS BEDROOMS, the main bedroom benefiting from an ENSUITE and a family bathroom.

To the right hand side of the home you have a PRIVATE DRIVEWAY for up to two cars as well as a GARAGE which can either be used as additional parking or the perfect place for storage.



**GROUND FLOOR**



**FIRST FLOOR**

**Living Room**  
9'9" x 14'6" (2.99 x 4.44)

**Kitchen / Dining Room**  
17'4" x 12'2" (5.3 x 3.71)

**Bedroom One**  
9'10" x 12'2" (3.01 x 3.72)

**Bedroom Two**  
9'7" x 9'11" (2.93 x 3.03)

**Bedroom Three**  
7'2" x 10'2" (2.19 x 3.10)

#### 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: Semi-detached house  
 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/](http://checker.ofcom.org.uk/)

#### Tenant Fee's

Holding Deposit (per tenancy) — One week's rent.

**Environmental Impact CO<sub>2</sub> Rating**  
 This is to assess a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraws from the tenancy, fails a Right-to-Rent check, provides materially significant false or misleading information, or fails to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other deadline for Agreement as mutually agreed in writing).

(81) **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.  
 (69-80)

(55-54) **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.  
 (39-54)

(21-38) **F**  
 (1-20) **G**  
 Not environmentally friendly - higher CO<sub>2</sub> emissions

**England & Wales** EU Directive 2002/91/EC

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