



## 30 Victoria Place

Portland, DT5 2AA

£900 PCM



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Tucked away just off Easton Street and a short stroll to coastal walks is this generously sized TWO BEDROOM end terraced property with OPEN PLAN lounge / diner, spacious main bedroom as well as some character features.

Stepping through the front door you enter into the generous lounge diner, with feature fireplace, high ceilings and ample room for furniture.

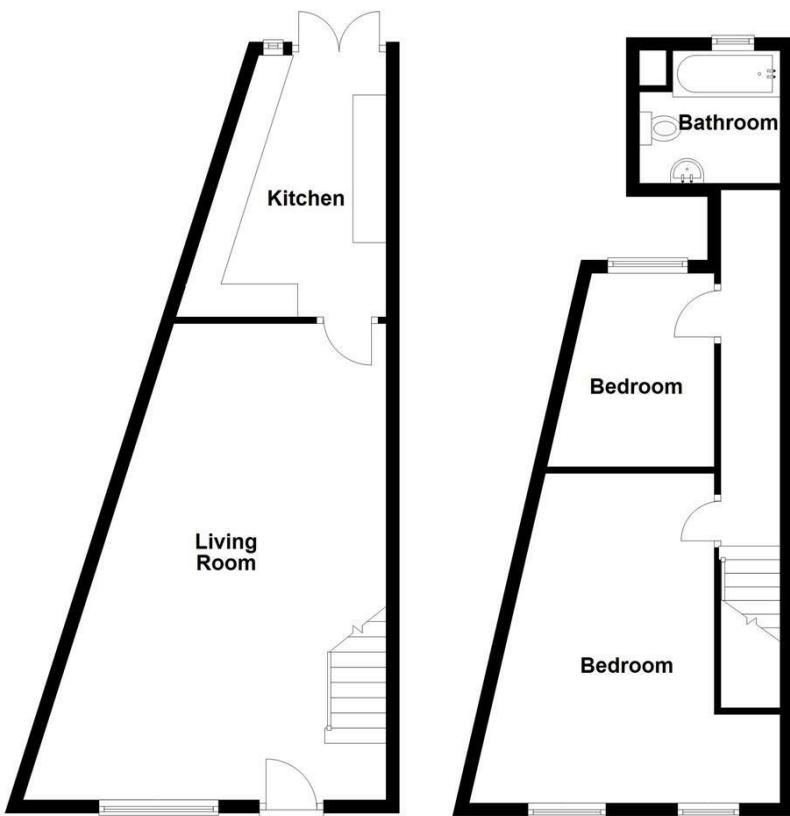
The ground floor is completed by a fitted kitchen diner with ample floor and wall wood effect units, bevel edge worktop at bar as well as space for appliances. The kitchen provides access to the rear courtyard via a set of French doors.

To the first floor are two double bedrooms, the main bedroom to the front is a fantastic size and benefits from two front aspect windows. The family bathroom is located to the back of the house and comprises panel enclosed bath with shower overhead, WC and wash hand basin.

This home is available for long term let, with tenancy available from the start of May.



Tel: 01305 822 222



**Lounge / Dining Room**  
237" x 1710" > 105" (7.2 x 5.46 > 3.2)

**Kitchen**  
97" > 66" x 131" (2.94 > 2 x 4)

**Bedroom One**  
155" > 111" x 129" max (4.7 > 3.4 x 3.9 max)

**Bedroom Two**  
105" > 710" x 96" (3.2 > 2.4 x 2.9)

#### 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

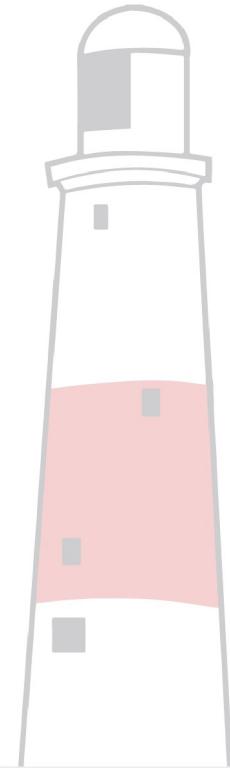
Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

#### 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 and 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)

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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



12 Easton Street, Portland, Dorset DT5 1BT