



Higher End

Weymouth, DT3 4EQ



£850 PCM

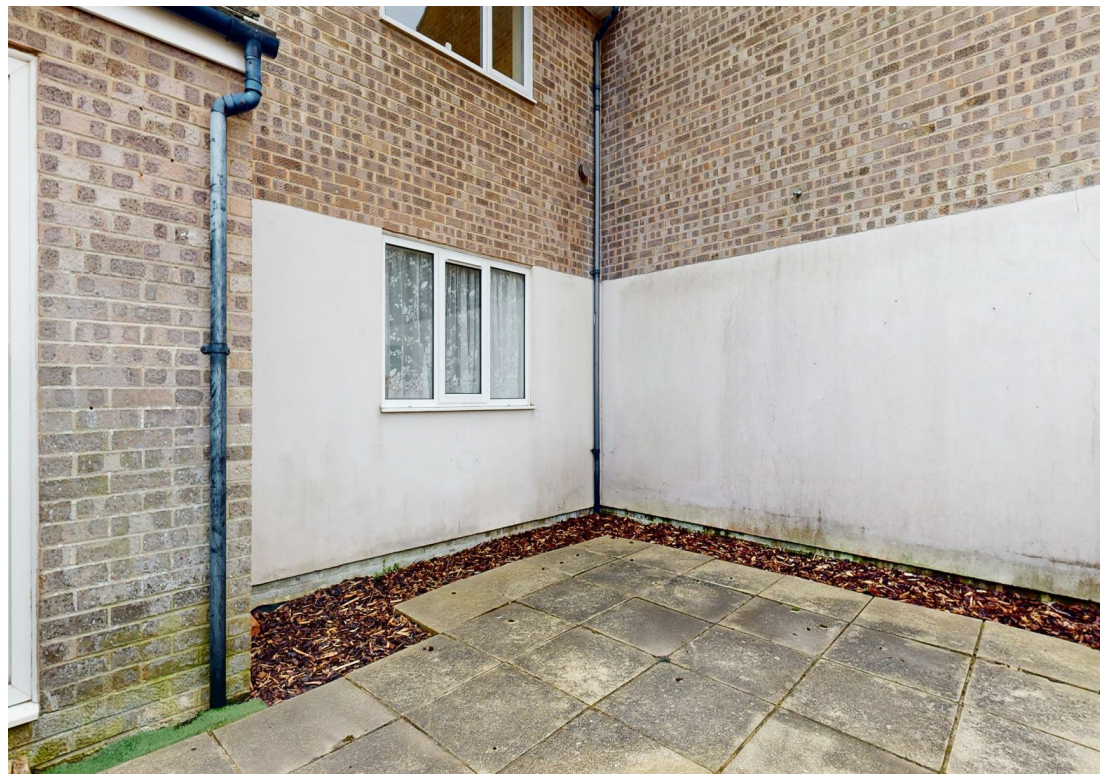


Higher End

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- Long Term Let
- Allocated Parking Space
- Pets Considered
- Private Garden
- Available Now
- Quiet Cul-de-sac location
- Light and Airy Throughout
- Nearby Local Transport Links
- Fitted Wardrobes In Bedroom
- EPC = C





A Well-Presented One Bedroom First Floor Apartment with Private Entrance, Garden and Allocated Parking – Located in the Sought-After Village of Chickerell

Situated in the popular village of Chickerell, this well-presented one bedroom first floor apartment offers a rare combination of privacy, outdoor space and convenient living. Benefiting from its own private entrance, a private courtyard garden and allocated parking, the property represents an excellent opportunity for those looking for a long term let.

The accommodation is accessed via a private entrance with stairs rising to

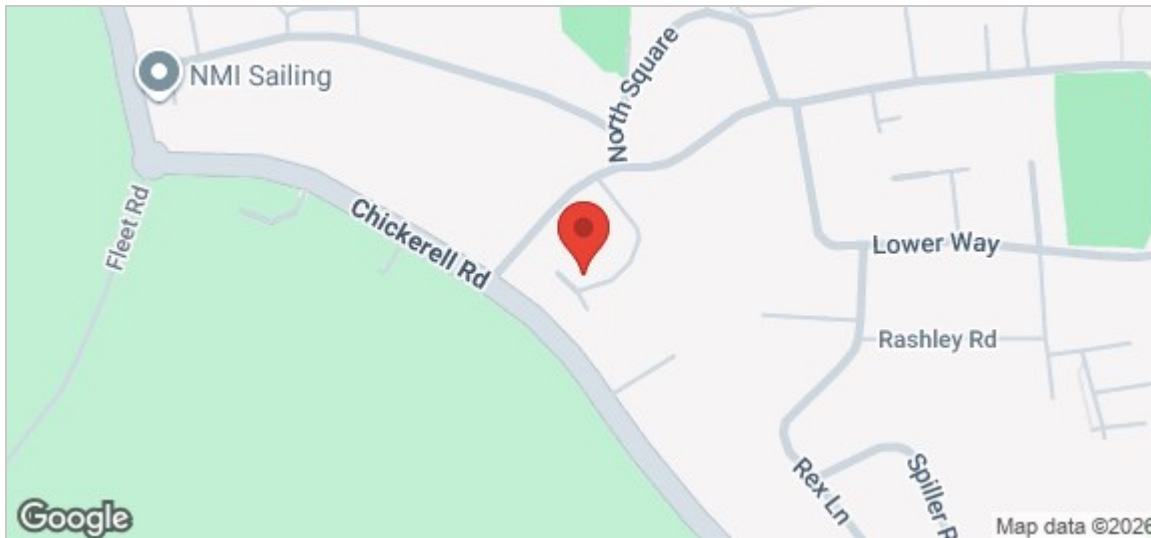
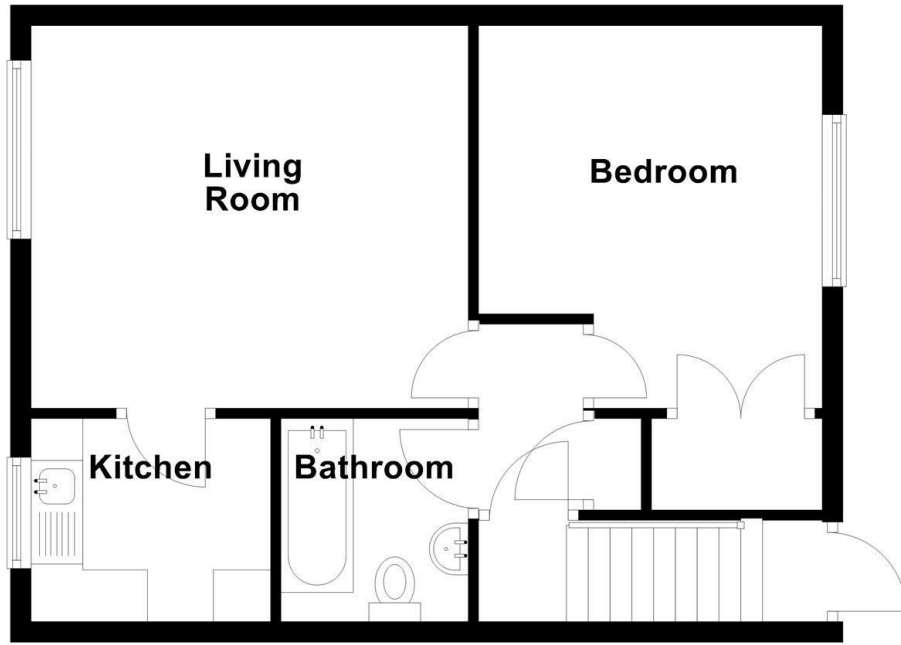
the first floor. From the central hallway all rooms are conveniently accessed. The bright and airy sitting room enjoys an abundance of natural light and provides a generous space for both relaxing and entertaining.

The fitted kitchen offers a range of wall and base units with work surfaces over, together with space for appliances and plumbing for a washing machine, creating a practical and functional cooking area.

The bedroom is a well-proportioned double and benefits from useful built-in storage positioned above the stairwell. The accommodation is completed by a bathroom.

Externally, the property further benefits from its own private courtyard garden, providing a pleasant outdoor space rarely associated with apartments. An allocated parking space is located directly beside the property.

Chickerell is a well-established and desirable village offering a range of local amenities including shops, public houses and regular bus routes into Weymouth town centre. Weymouth's picturesque harbour and award-winning beach are just a short drive away, allowing residents to enjoy the best of both village and coastal living.



Living Room
12'1" x 13'10" (3.69 x 4.22)

Kitchen
6'5" x 7'6" (1.97 x 2.31)

Bedroom
12'7" x 11'5" (3.85 x 3.5)

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.

Property type: Apartment
Property construction: Standard

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.

<https://checker.ofcom.org.uk/>

Disclaimer

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. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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	EU Directive 2002/91/EC	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	EU Directive 2002/91/EC

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