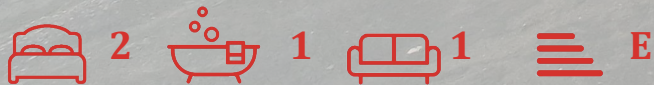




Wakeham

Portland, DT5 1HP



£1,000 PCM

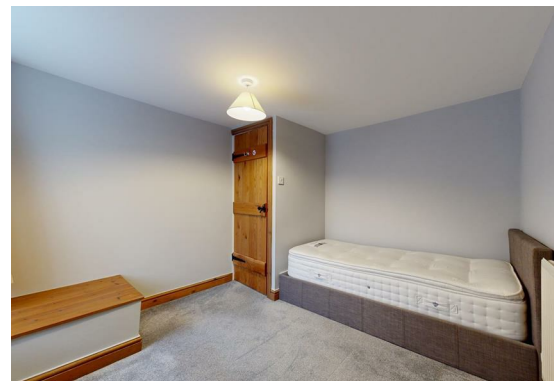


Wakeham

Portland, DT5 1HP

- Long Term Let
- Recently Redecorated
- Modern Kitchen
- Available January
- Low Maintenance Garden
- Beautiful Character Features throughout
- Large Loft Space Upstairs
- Working Fireplace In Lounge
- Built In Bed In Second Bedroom
- EPC - TBC





Nestled in the charming area of Wakeham, Portland, this delightful house is available from JANUARY for long-term let. With its character features throughout, this property exudes a warm and inviting atmosphere, perfect for those seeking a home with personality.



The house boasts a comfortable reception room, ideal for relaxing or entertaining guests. With a working, stone built fireplace as well as the original Portland Stone Walls exposed, it exudes character and is a great talking point for guests.

Towards the back of the ground floor is the modern kitchen, complete with



integrated electric hob and oven. The kitchen provides ample worktop space as well as space for a washing machine, undercounter fridge & Freezer. Completing the downstairs is the shower room, consisting of double shower, close coupled toilet and wash hand basin.

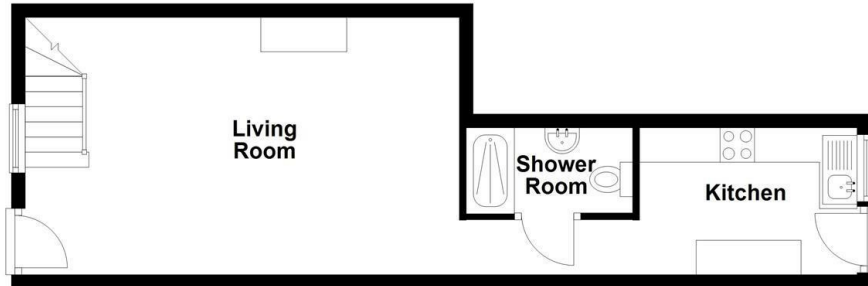
Upstairs you will find two good sized bedrooms, the first bedroom looks out over the rear garden and is framed by the window seat. The second bedroom currently has a single bed fitted to it, this could be removed if required.

Externally the house has a quiet and cosy rear garden, with large paving laid to the majority of the garden and borders available to be planted on. With a Westerly aspect the garden is bathed in sun from the midday to the end, perfect to while those summer evenings away in.

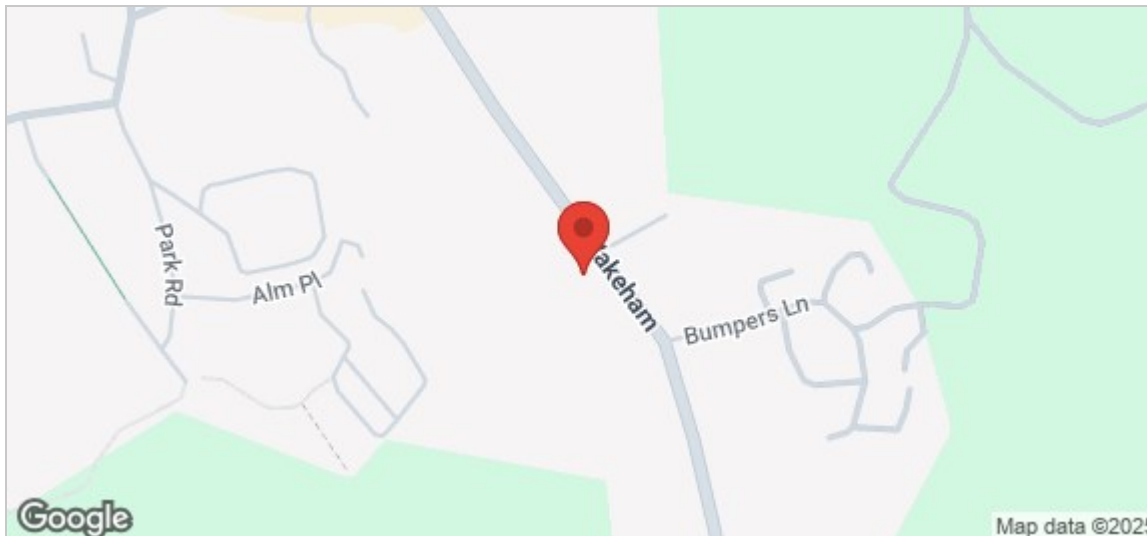


Situated in a popular location, this home benefits from the vibrant community and local amenities that Wakeham has to offer.

Ground Floor



First Floor



Living Room

20'8" x 12'3" (6.31 x 3.74)

Kitchen

6'10" x 10'4" (2.09 x 3.16)

Bedroom One

11'10" x 9'7" (max) (3.62 x 2.94 (max))

Bedroom Two

10'5" x 8'8" (max) (3.20 x 2.65 (max))

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: Terraced 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.

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

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.

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

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	48	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

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