

Augusta Close

Portland, DT5 1DF



£1,250 PCM



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- Three Bedroom House
- Driveway
- Two Reception Rooms
- Neutrally Decorated Throughout
- Southerly Aspect Garden
- Close to Coastal Path
- Long Let
- EPC = D
- Light and Airy Accomodation
- Ample Storage





Well positioned in a quiet cul-de-sac location is this LIGHT and AIRY THREE bedroom terraced house with DRIVEWAY, TWO reception rooms and large kitchen breakfast room.

Entering through the front porch, you step into a welcoming inner hall with stairs to the first floor and access to the ground floor accommodation. A generously sized, bright lounge dominates the front of the property with a large window, allowing ample light to flood in as well as a feature Portland Stone fireplace surround. A door from the lounge leads through to the dining room, another bright room which overlooks the garden and provides an additional entryway to the



kitchen / breakfast room which occupies the rear of the house. The spacious kitchen consists of ample wood effect shaker style units, silver hardware and a black countertop in addition to a large sunny aspect window.

Stairs rise to the first floor, a sizeable landing provides access to three bedrooms, two doubles and a single as well as a family bathroom. Bedrooms one and two are a generous size with two built in wardrobes while the third, single room boasts a cupboard and overlooks the front of the property.

To the rear is a fence enclosed southerly garden.

**** Please note, a further dwelling is being constructed to the left hand side of this property. The floor plan attached to this listing is accurate and the layout will remain as shown. ****





Living Room
15'5" x 11'1" (4.7 x 3.4)

Dining Room
11'9" x 9'2" (3.6 x 2.8)

Kitchen / Breakfast Room
19'4" x 10'2" max (5.9 x 3.1 max)

Bedroom One
12'1" x 11'5" (3.7 x 3.5)

Bedroom Two
12'5" x 9'6" (3.8 x 2.9)

Bedroom Three
9'6" x 7'2" (2.9 x 2.2)

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
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

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.

