



18 Reedling Close

Weymouth, DT3 5RX

£950



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A WELL PRESENTED End Terrace house in BROADWEY, with ALLOCATED PARKING and generous rear garden.

Stepping over the threshold, you enter into the entrance hallway with a doorway into the lounge and access to the first floor. The spacious living room boasts a large window as well as ample space for furniture. To the rear of the property is the kitchen which benefits from ample units, space for oven, fridge freezer and washing machine in addition to overlooking the rear garden.

Stairs rise to the first floor with doorways to both bedrooms and the family bathroom. The generously sized main bedroom overlooks the front of the property and boasts a sizeable built in wardrobe with sliding door. The second bedroom is ample size as a spare room, child's bedroom or study and looks onto the rear garden. The bathroom with rear aspect window benefits from bath with shower over, sink unit and WC.

Outside, the rear garden is westerly facing and an attractive usable space with rear access and allocated parking.



Lounge
16'9" x 11'10" (5.11 x 3.61)

Kitchen
7'10" x 12'0" (2.41 x 3.66)

Bedroom One
8'9" x 11'6" (2.67 x 3.53)

Bedroom Two
10'9" x 6'9" (3.30 x 2.08)

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.

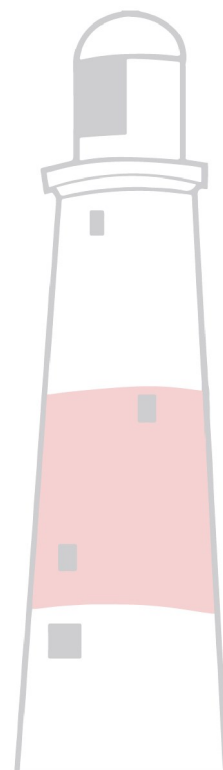
Security Deposit (per tenancy. Rent of £50,000 or over per year) — Six weeks' rent.
This covers damages or defaults on the part of the tenant during the tenancy.

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 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		
England & Wales	EU Directive 2002/91/EC	
		88
	74	

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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