

Studland Swanage, BH19 3AY

- Lodging Room
- Short Distance to Studland Beach
- Suitable Single Working Person
- Very Quiet Location
- Parking for One Vehicle
- Council Tax Included
- Let on Licence No Tenancy Agreement
- 6 months Minimum Let















Single Lodging Room £840 pcm in Peaceful Location Close to Beaches, Unfurnished and Parking Available. 6 Month+ Let, Available Beginning May 2025

Suitable, but not exclusively, for those who may be working seasonally in the area and who have their own transport, although the bus route between Bournemouth and Swanage is within walking distance.

This unit has combined living/kitchen/bedroom area and separate shower.

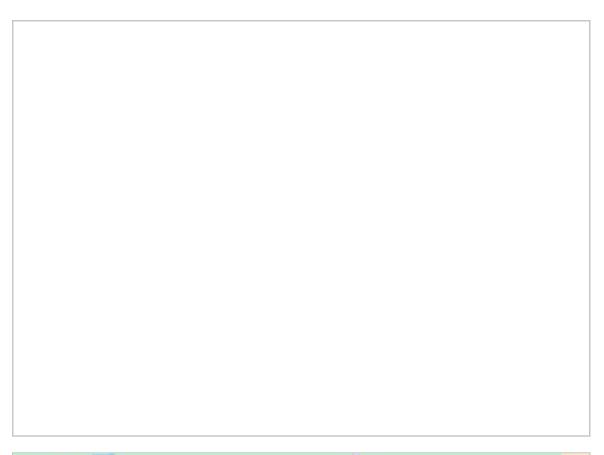
Constructed to high specification these unfurnished units are well

insulated and have electric underfloor heating. The electricity is payable by the Licencee, but water is included in the licence fee, as is use of the communal laundry facility located in a separate building within the complex. Residents will have to make their own arrangement for internet/ Wifi. Council tax is included in asking price.

Each unit has its own outside space and some overlook an attractive lawn and shingle quadrangle. There is one allocated parking space per unit.

VAT is charged on the first month's rent only and the first and last month's fees are payable before occupation. Please note that electricity + VAT is charged in advance by the owner with any surplus payment refunded at the end of the term of occupation.

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Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Lodging Room
Property construction: Timber Framed
Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water (included in the amount charged)

Heating Type: Electric Underfloor Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. 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.

