# Peveril Road

Swanage, BH19 2DG

3 1 2 D

£1,350 PCM

Hull Gregson Hull

# Peveril Road

Swanage, BH19 2DG

- 3 Well-Proportioned Bedrooms
- Original Purbeck Stone Fire
- Spacious Sitting Room
- Renovated Family Bathroom
- Large Kitchen Diner
- Enclosed Private Rear Garden
- Views Of Swanage Bay And Purbeck Hills
- Garage Included
- Abundant Natural Light Throughout
- Prime location Near Durlston Country Park

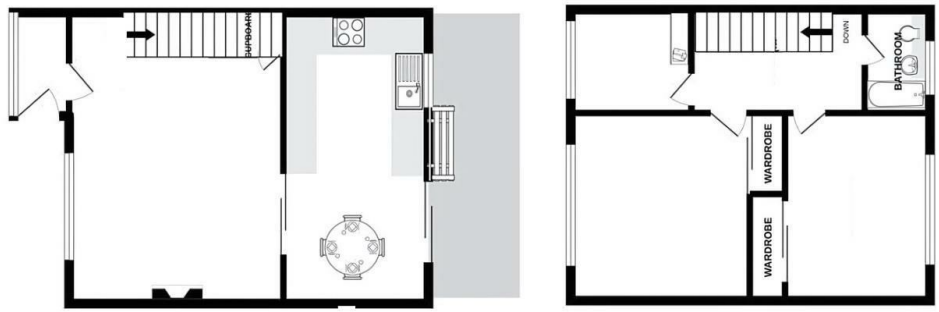
A BEAUTIFULLY situated THREE BEDROOM family home, offering an exceptional blend of comfort, space, and character, just moments from the breath taking DURLSTON COUNTRY PARK and enjoying elevated VIEWS OF SWANAGE BAY & THE PURBECK HILLS.

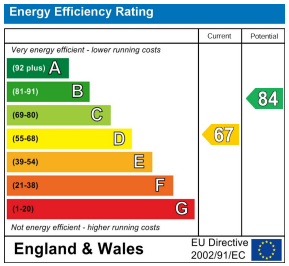
This bright and spacious property boasts a generous family sitting room featuring an original Purbeck stone fireplace. The large kitchen diner provides an ideal setting for family meals, with ample room for both dining and preparation.

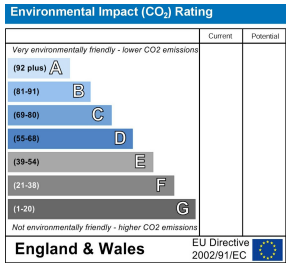
The home is filled with natural light thanks to its large windows throughout, enhancing the sense of space and warmth. A family bathroom, which is currently undergoing full renovation and will include new walk-in rainfall shower, toilet, basin & cabinets to be completed prior to tenant move-in, ensuring modern comfort in a classic setting.

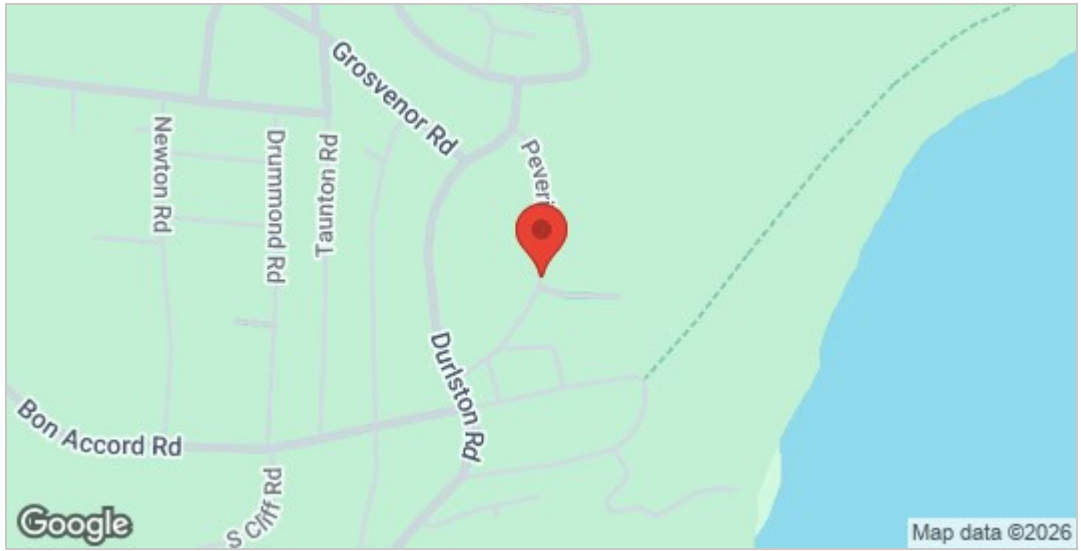
Outside, an enclosed rear garden offers privacy and space for outdoor living, while the property also benefits from a garage, providing secure parking or additional storage.

This property offers a rare opportunity to live in one of Swanage’s picturesque locations, combining stunning natural surroundings with practical family living.




## Porch

## Living Room 14'4" x 10'4" (4.39 x 3.15)

## Kitchen / Diner 17'5" x 8'11" (5.31 x 2.74)

## Bedroom One 12'7" x 9'3" (3.84 x 2.84)

## Bedroom Two 9'3" x 8'11" (2.82 x 2.74)

## Bedroom Three 8'11" x 7'10" (2.72 x 2.39 )

## Bathroom

## 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: House
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

## Tenant Fees.

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 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.