



## Cheyne Close

Portland, DT5 2JW



£1,050 PCM





# Cheyne Close

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- End Terrace House
- Two Bedroom residence
- Available for Long Term Let
- Well Presented Throughout
- Desirable Location of Southwell
- Garage
- Bright & Airy Lounge
- Nearby Children's Play Park
- Stunning Close Coastal Walks
- On Hand Transport Links







**This TWO BEDROOM, END of TERRACE HOUSE, in the DESIRABLE LOCATION of SOUTHWELL is presented for LONG TERM LET. The property benefits from: a GARAGE, a BRIGHT and AIRY LOUNGE as well as CONSERVATORY, with a CHILDREN'S PARK NEARBY.**



**The ground floor accommodation comprises a well-proportioned, bright and airy lounge, currently utilised with a corner sofa and units. Beyond the lounge, the kitchen comprises oak style cabinets with a black marble-effect worktop, providing ample**



**space for a freestanding fridge-freezer and washing machine. To the rear of the property, you find yourself in the conservatory, with access to the garden and rear aspect windows.**

**Ascending upstairs, the first floor accommodation comprises two bedrooms and a family bathroom. The main bedroom is a generously sized double with ample room for a double bed and storage, and bedroom two would well suit a child's bedroom or home study. The bathroom comprises a low-level WC, wash hand basin and P-shaped panelled bath.**

**Externally, the property is a low-maintenance courtyard garden as well as a detached garage.**

**The property is presented for long term let.**





**Lounge**  
13 x 15 (3.96m x 4.57m)

**Kitchen**  
12'9 x 8'5 (3.89m x 2.57m)

**Dining Room**  
12 x 9 (3.66m x 2.74m )

**Bedroom 1**  
13 x 11'7 (3.96m x 3.53m)

**Bedroom 2**  
6'9 x 11'4 (2.06m x 3.45m)

**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.

**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: end terrace 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.

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

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	79	89
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		