



Augusta Close

Portland, DT5 1DF



£1,300 PCM

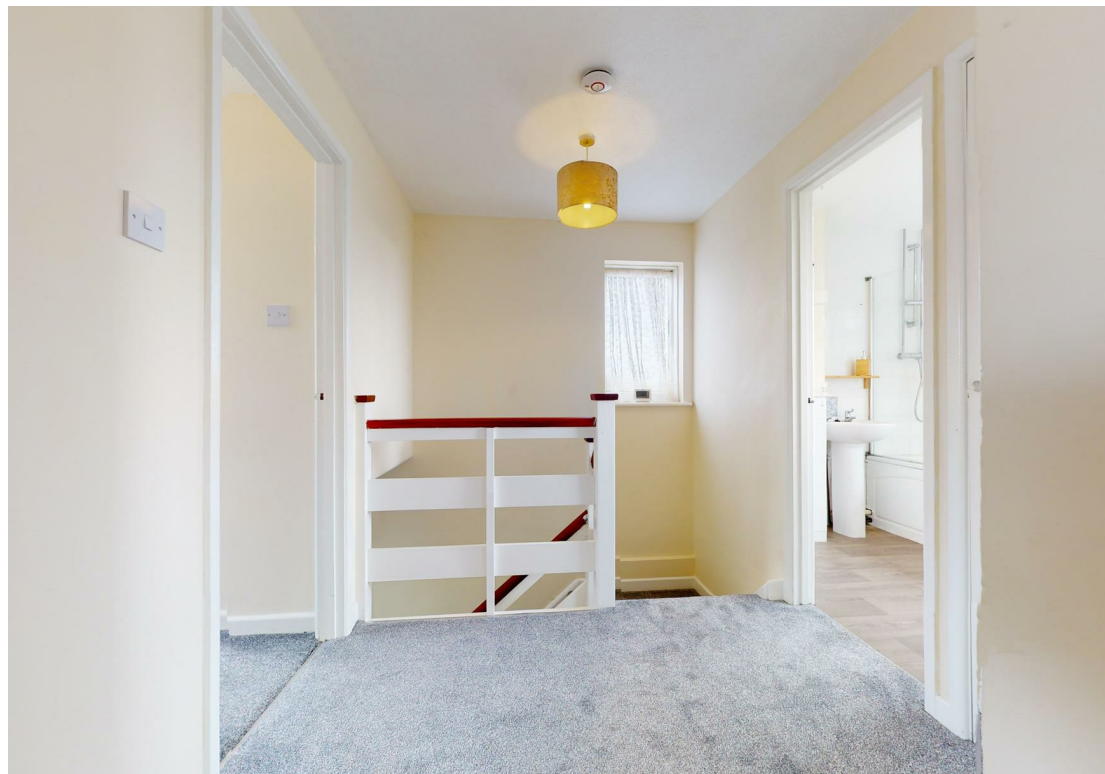


Augusta Close

Portland, DT5 1DF

- Three Bedroom Semi Detached House
- Driveway
- Two Reception Rooms
- Neutrally Decorated Throughout
- Southerly Aspect Garden
- Close to Amenities
- 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 semi detached 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 due to be constructed to the left hand side of this property incorporating the existing garage and utility room of this house. The floor plan attached to this listing is accurate and the layout will remain as shown. The front will be laid to shingle and be useable as a driveway for off road parking. **





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

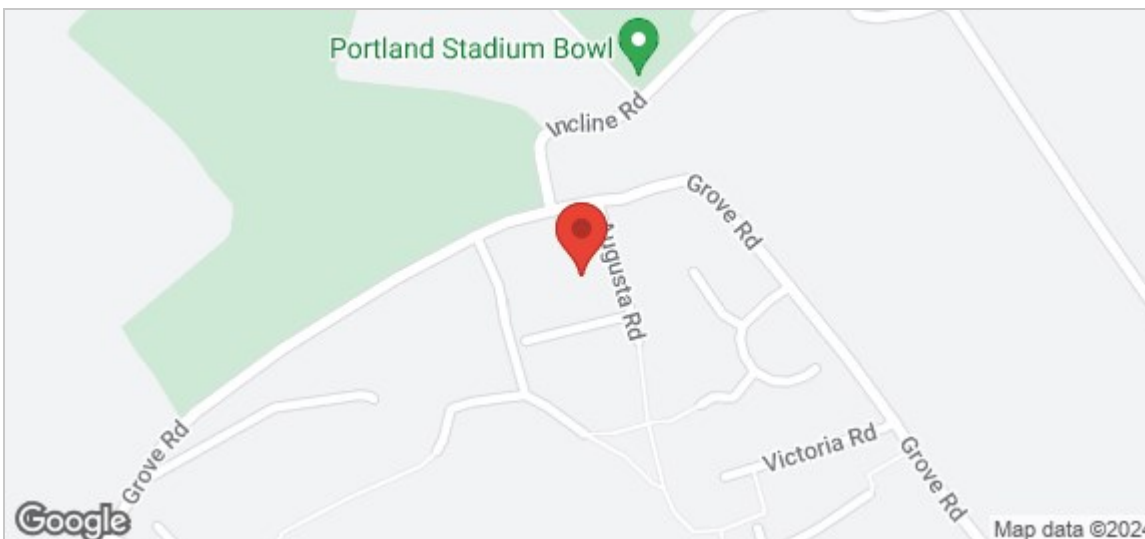
Pet Policy -

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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