

Officers Field
Portland, DT5 1FH



£1,350 PCM

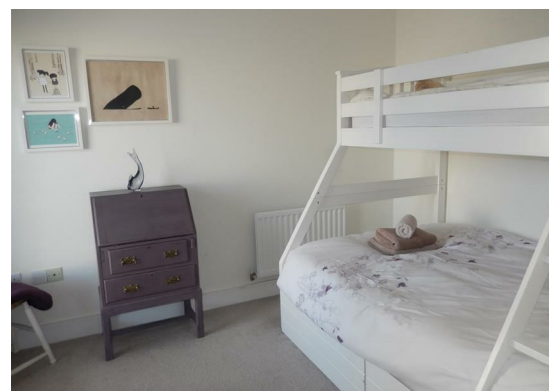


Officers Field

Portland, DT5 1FH

- Double Garage
- Three Double Bedroom Residence
- Close To Local Transport Links
- Well-Presented, Modern Kitchen-Diner
- Bathroom, Shower Room and Downstairs WC
- Arranged over Three Storeys
- Utility Room
- Pets Considered
- Popular Location of Officers Field
- Available for Long-Term Let





A THREE DOUBLE BEDROOM LINK-DETACHED HOUSE with DOUBLE GARAGE and GARDEN situated CLOSE TO PORTLAND MARINA. AVAILABLE FROM BEGINNING JUNE 2024.

Accommodation of this chic property is over three floors with the lounge and bedrooms conveniently positioned on the first and second floors with the garden being accessed directly from the lounge.

Through porch and main entrance door into the hallway, which has stairs rising to the first floor, door into the kitchen/ dining room and a useful cloakroom with WC and hand basin.

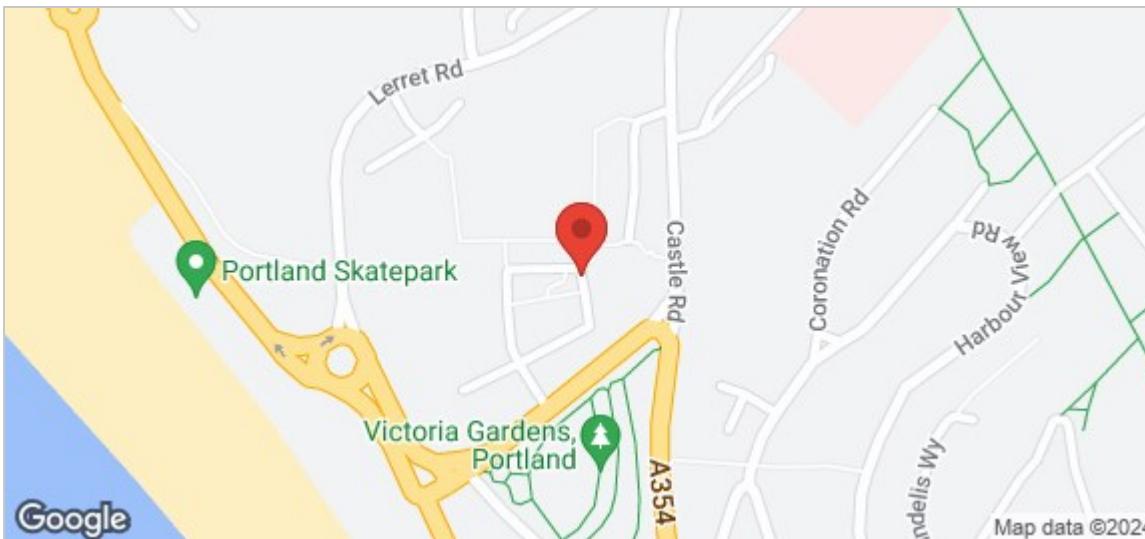


The smart, modern kitchen has a good range of white gloss base and wall units, marble effect worktop with inset sink and drainer, integral dishwasher, electric oven and hob with filtration hood over and integral fridge freezer. The dining area has ample space for table and six chairs and the floors to both kitchen and dining room are easy care polished wood. Through the kitchen into a utility room with space for washing machine and storage, providing access into the integral double garage.

On the first floor the lounge has floor to ceiling window with French doors onto the garden which is mainly lawned with some shrub borders and section of patio ideal for a seating area. A double bedroom and the family bathroom are located on this floor, the bathroom comprises a white suite of panelled bath with shower over, wash basin, WC, heated ladder towel rail and extractor fan. On the second floor- the spacious main bedroom and a third double bedroom with built-in storage. A good-sized shower room with large shower cubicle, wash basin and WC completes the accommodation.



This is a well-designed and appointed family home which is available unfurnished for a long-term let. Please note that some furniture may be included with the rental.



KITCHEN/DINING ROOM

UTILITY ROOM

LOUNGE

MAIN BEDROOM

BEDROOM 2

BEDROOM 3

INTEGRAL GARAGE

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: Link-Detached House

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Communal Bio-Mass Heating System

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

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

Tenant Fees.

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.

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

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	

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	