



## 15 Lymes Close

Weymouth, DT4 9XN

£1,050 PCM

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Positioned in the HIGHLY POPULAR LOCATION of Wyke Regis, is this light and airy TWO DOUBLE BEDROOM terraced home. This property offers a SPACIOUS LOUNGE, fitted kitchen, TWO DOUBLE BEDROOMS and family bathroom. Externally there is rear garden with gated access, and a further benefit of a ALLOCATED PARKING SPACE. CURRENTLY BEING REDECORATED.

Stepping over the threshold you find yourself in the light and airy lounge, large front window allows ample amounts of natural light to flood the room. Leading on from the lounge is the fitted kitchen. Offering a range of eye and base level storage cupboards, space for a selection of free standing domestic appliances and a small table and chairs. Rear UPVC door provides access out to the garden.

Stairs rise to the first floor where bedrooms one, two and the family bathroom are located. Bedroom one is a deceptively spacious front aspect double room, benefiting from fitted wardrobe, with bedroom two being a further double. The family bathroom comprises a modern fitted suite, comprising bath with shower over, wash hand basin and WC.

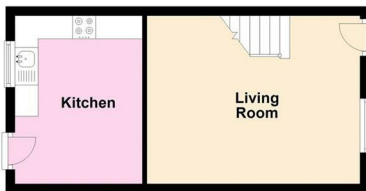
To the front of the property, on the opposite side of parking area, the property offers an allocated parking space.

The house is currently being redecorated throughout.



## Floor Plans

Ground Floor



First Floor



Lounge 11'11" x 15'1" max (3.64 x 4.60 max)

Kitchen 11'11" x 8'11" (3.64 x 2.73)

Bedroom 1 9'7" x 13'1" max (2.93 x 4.01 max)

Bedroom 2 10'10" x 6'5" (3.31 x 1.98)

### 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.

### 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)

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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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