



School Hill

Chickerell Weymouth, DT3 4BA



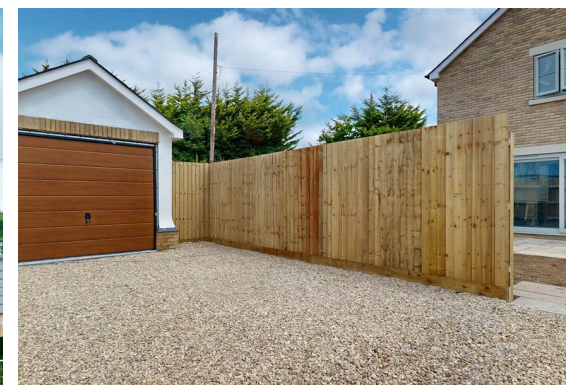
£1,600 PCM



School Hill

Chickerell Weymouth, DT3 4BA

- **Brand New Home**
- **Detached Residence**
- **Desirable Location ~ Chickerell**
- **Garage & Allocated Parking**
- **Long Term Let**
- **Open Kitchen Diner**
- **Private Garden**
- **Nearby Local Schools**
- **Close to Bus Routes & Shop**
- **COMING SOON**



****NEW BUILD HOME COMING SOON TO LET****

This BEAUTIFULLY PRESENTED 3 Bedroomed FAMILY HOME sits within the peaceful village of Chickerell.

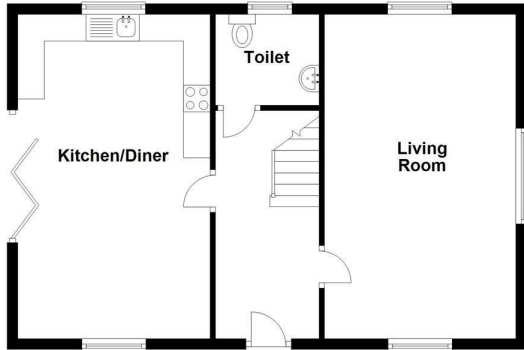
The NEWBUILD boasts a large Kitchen/Diner with doors opening up onto freshly laid lawned garden. Downstairs on the other side of the new building you will also find a LARGE LOUNGE with natural light beaming through the new double glazed windows. Completing downstairs, at the end of the hallway, is a separate WC and with wash-hand basin.

Ascending to the first floor, you will come across 3 LARGE BEDROOMS, with an ensuite attached to the first. Upstairs also consists of a spacious family bathroom.

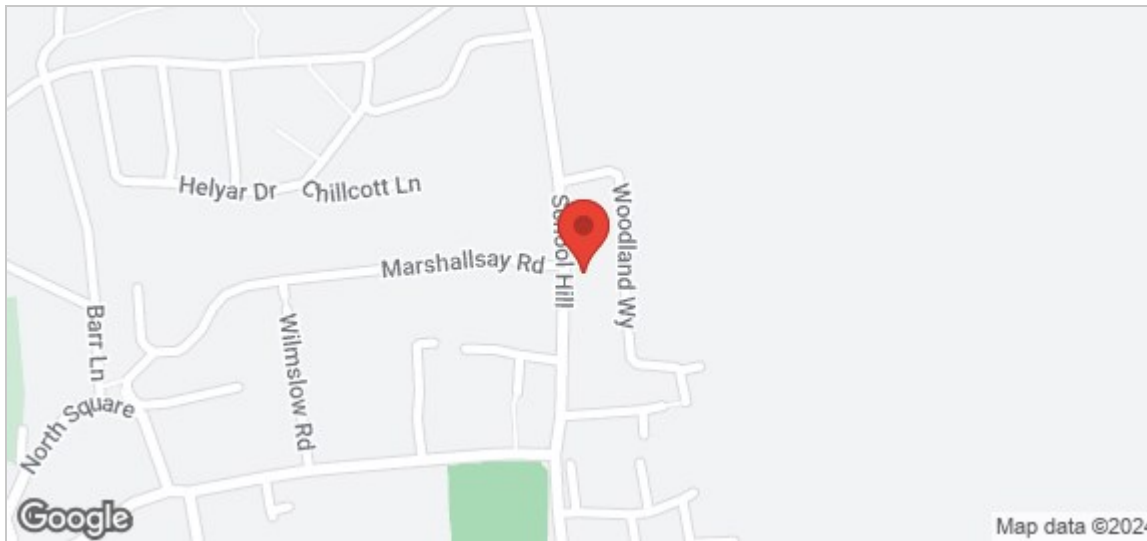
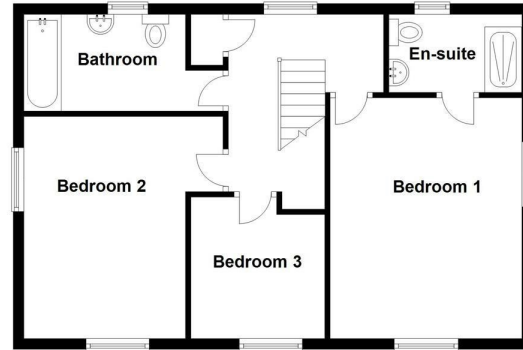
Outside you will find ALLOCATED PARKING along with a DETACHED GARAGE.

This property is available for long term let.

Ground Floor



First Floor



Living Room
20'0" x 11'9" (6.1 x 3.6)

Kitchen Diner
11'9" x 20'0" (3.6 x 6.1)

Bedroom One
14'9" x 11'9" (4.5 x 3.6)

Bedroom Two
13'5" x 9'10" (4.1 x 3.3)

Bedroom Three
8'2" x 7'6" (2.5 x 2.3)

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: Detached House
- Property construction: Standard Construction
- 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.

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 fact.

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	