



Wesley Street
Weymouth, DT4 7DT

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£860 PCM



Wesley Street

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- Central Location
- Swannery Views
- Available October
- Well Presented
- Modern Fitted Kitchen
- Spacious Living Accommodation
- Close To Amenities
- Moments From The Beach
- Communal Area Cleaned On A Monthly Basis
- Short Walk From Town Centre



This SPACIOUS two bedroom apartment is just moments away from WEYMOUTH BEACH and TOWN CENTRE. The property presents the perfect opportunity for those looking to be in the heart of Weymouth and a stones throw from Weymouth Beach.

When entering the property, you immediately feel the calm atmosphere the property brings. The hallway provides access to all rooms with the lounge and bedrooms on the right and the kitchen and bathroom on the left.

As you enter, on your right you will find the living room, a cosy space benefitting from a beautiful bay window framing the space. Moving along the hallway you will find bedroom one and two. The main room also boasts a bay window which looks out over the swannery, a great view to wake up to and prepare you for the day. The second bedroom is currently laid out as a children's room however would also make a perfect guest room or office.

On the other side of the apartment, you will find the MODERN, WELL PRESENTED kitchen with a LARGE BAY WINDOW also over looking the Swannery. The kitchen has ample storage in the way of both floor and wall units, as well as an integrated cooker and hob.

Completing the apartment is the bathroom, comprising of panel bath with shower over, wash hand basin and WC.

Ground Floor

Approx. 46.8 sq. metres (503.4 sq. feet)



Total area: approx. 46.8 sq. metres (503.4 sq. feet)

Living Room
10'11" x 10'4" (3.35 x 3.15)

Kitchen
12'6" x 8'1" (3.82 x 2.48)

Bedroom 1
6'7" x 11'11" (2.02 x 3.65)

Bedroom 2
7'7" x 10'11" (2.33 x 3.33)

Bathroom
8'3" x 4'4" (2.52 x 1.34)

Additional information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Second Floor Flat
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. checker.ofcom.org.uk/

Tenant Fee's

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.

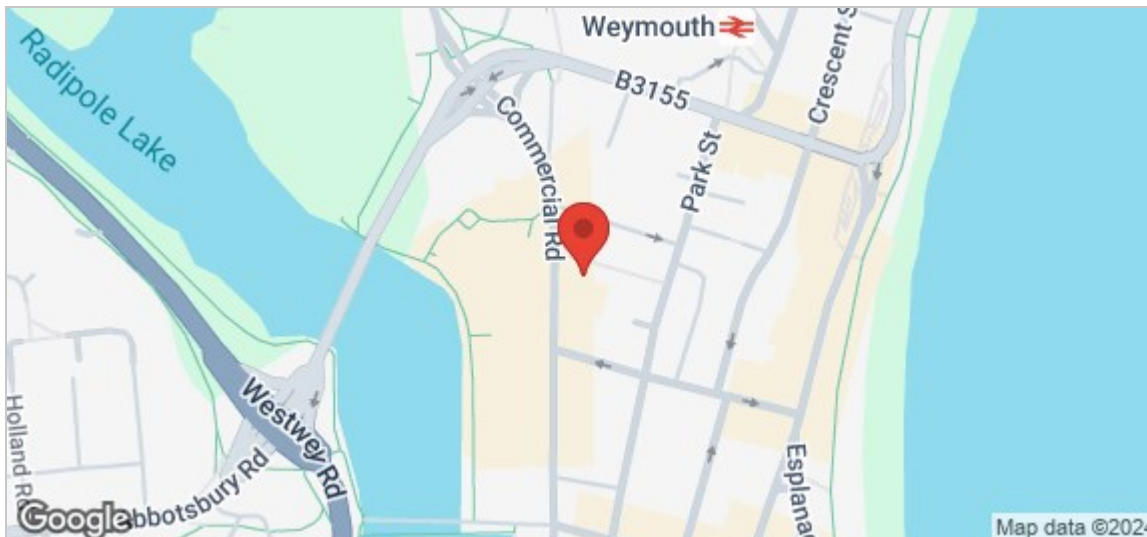
Unpaid Rent
Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	