

Wesley Street
Weymouth, DT4 7DT

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£735 PCM



Wesley Street

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- Central Location
- Close To Amenities
- Light and Airy
- Available For Long Term Let
- Well Presented
- Top Floor Accommodation
- Communal Area Cleaned Monthly
- Modern Fitted Kitchen
- Moments From The Beach
- Views Over The Swannery



This top floor, one bedroom apartment is available for LONG TERM LET. Located close to amenities and a short walk from WEYMOUTH BEACH and WEYMOUTH TOWN CENTRE, it is well suited for those wishing to be a part of the local community.

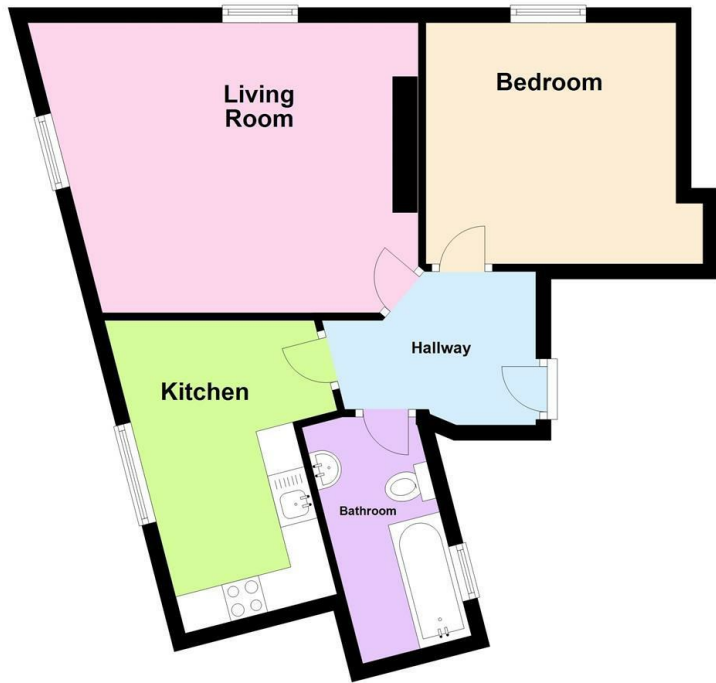
Towards the front of the apartment is the living Room. This open space is filled with NATURAL LIGHT for most of the day, creating a calm and relaxing atmosphere. The room has plenty of space and is currently laid out a lounge diner, with room to spare.

Adjacent to the lounge is the MODERN FITTED KITCHEN, complete with breakfast bar and benefitting from a large window overlooking WEYMOUTH SWANNERY. The kitchen offers a range of wall and base units, as well as an integrated fridge, hob and oven.

Towards the front of the building you will find a door to a spacious DOUBLE BEDROOM with a built in wardrobe and drawers. The bedroom also benefits from a large window allowing light to flow in and warm the space.

The final room in the apartment is the bathroom. Consisting of bath with shower over, wash hand basin with medicine cabinet above and WC.

This property is available from October to move in.



Living Room
15'1" x 12'2" (4.62 x 3.71)

Kitchen
7'6" x 13'10" (2.29 x 4.22)

Bedroom
10'10" x 10'5" (3.31 x 3.19)

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.

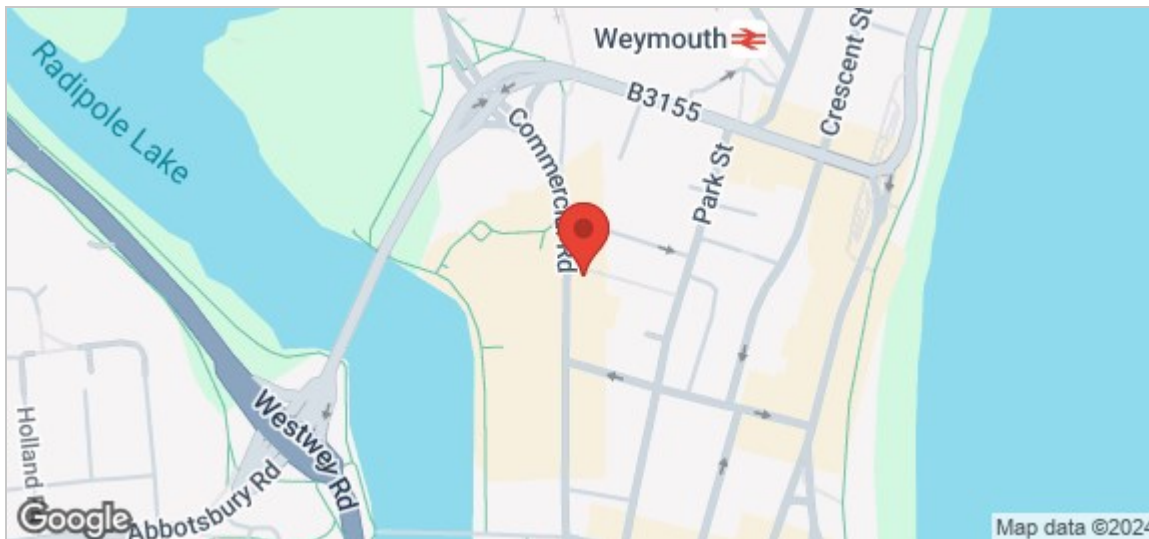
Change of Sharer (Tenant's Request) — £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of 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.

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: Top Floor Apartment
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. checker.ofcom.org.uk/



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 68 | 78 |
| (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 | |