



St. Martins Road

Portland, DT5 1JY



3



2



1



E

£1,350 PCM

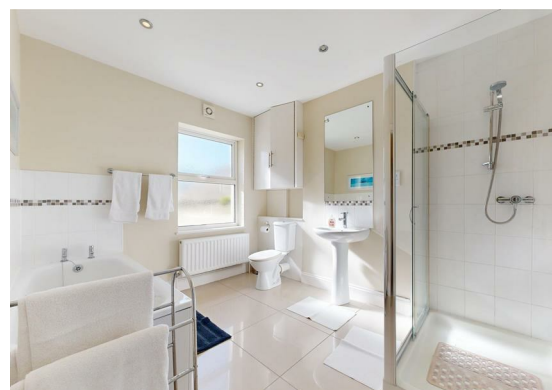
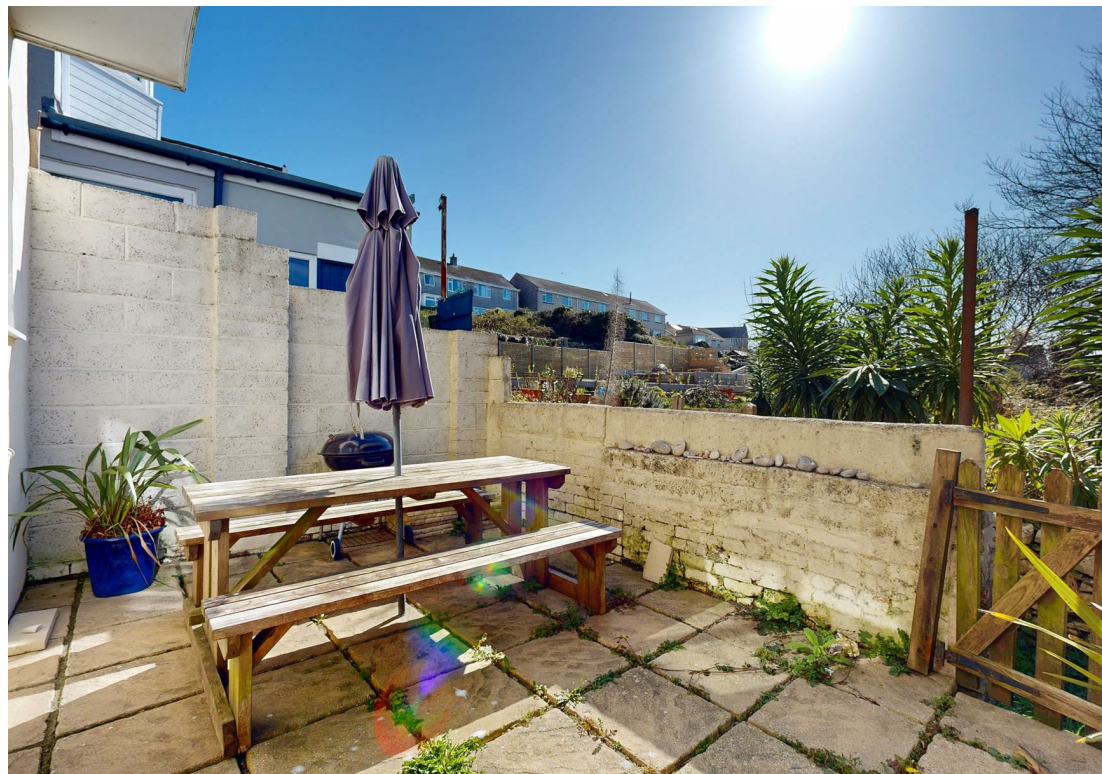


St. Martins Road

Portland, DT5 1JY

- Sea Views
- Light and Airy Throughout
- Available For Long Term Let
- Moments from Chesil Beach
- Close to Local Amenities
- Available furnished or unfurnished
- Pets Considered
- Westerly Garden
- Available Now
- EPC = TBC





Available now FOR LONG TERM LET is this picturesque, three bedroom house on St Martins Road. The property is available fully, part of unfurnished depending on the needs of the occupier. One of the standout features of this property is the BREATH TAKING SEA VIEWS that can be enjoyed from various vantage points. Imagine waking up to the sound of waves and the sight of the sparkling ocean just moments away. The proximity to Chesil Beach means that you can easily indulge in leisurely walks along the shore or partake in various water activities.

The ground floor accomodation consists of a large, open plan lounge



and dining room, with BOX BAY WINDOW to the front and feature fireplace. The room is perfect for those who enjoy entertaining friends and family. To the rear of the house is the kitchen, which boasts a range of wall and base units, as well as plenty of countertop space. There is also a rear door out onto the WESTERLY GARDEN.

Moving up to the first floor, you will find bedroom one, bedroom two, the family bathroom and a separate WC. The main bedroom is located to the front of the house and is a fantastic size, currently fitted with double bed and two large wardrobes with room to spare. The room also benefits from a box bay window.

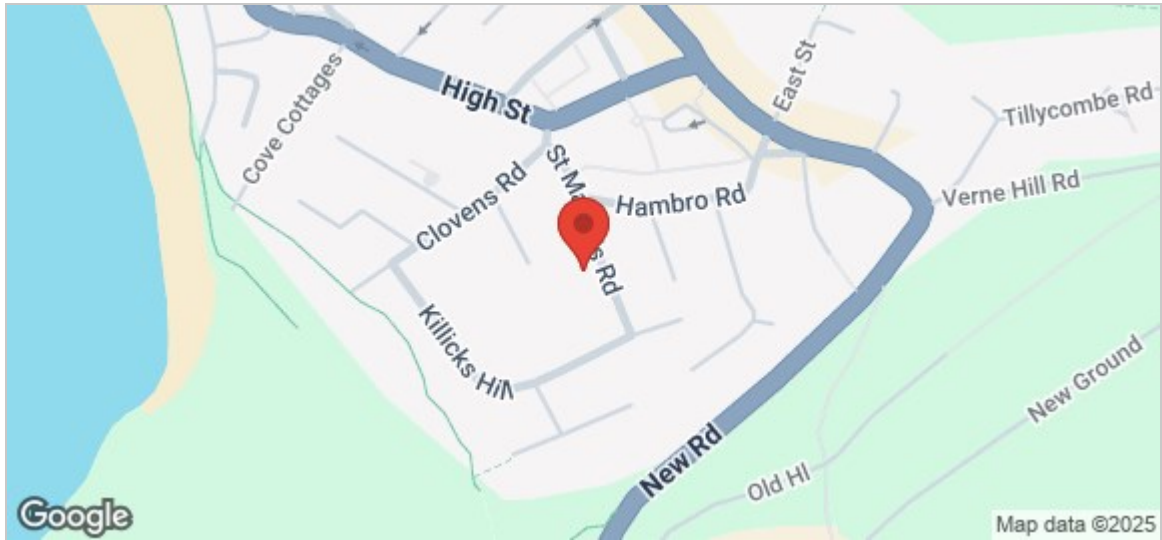
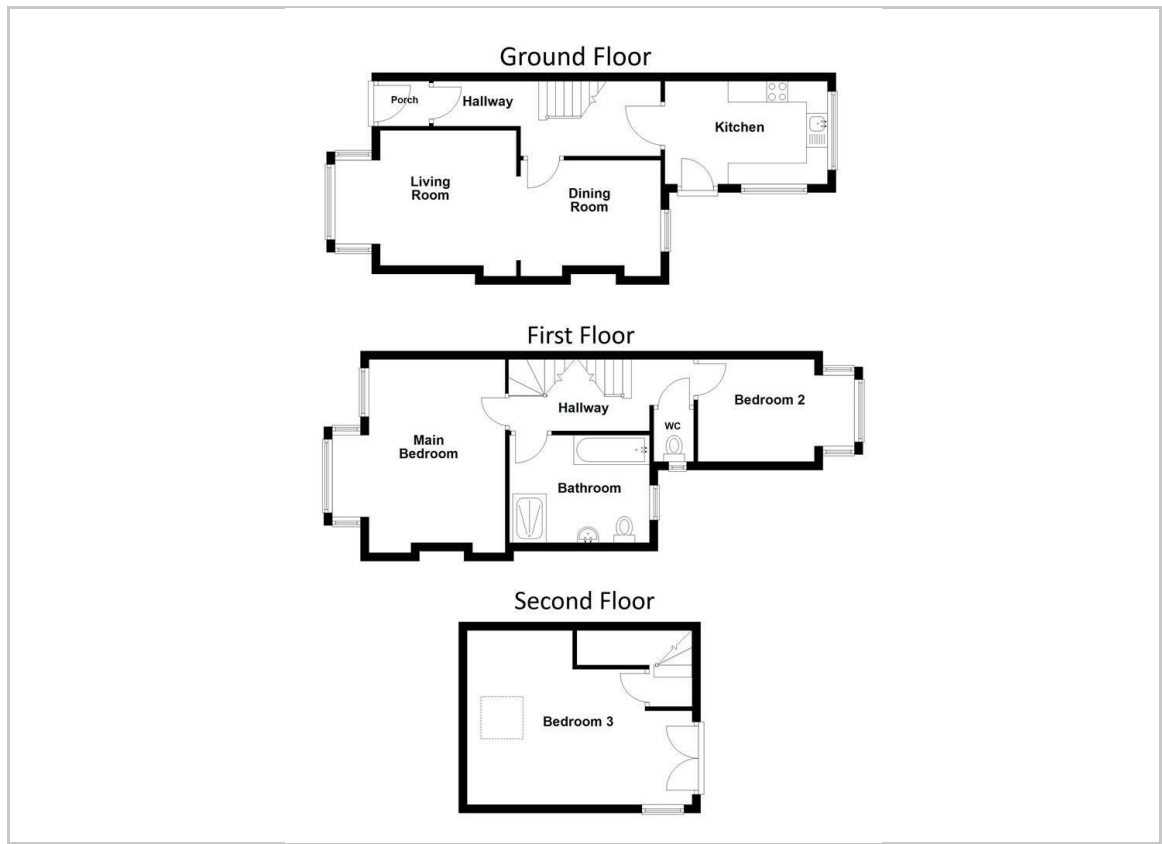
Bedroom two is to the rear of the house and due to the aspect of the house, it is filled with warmth and natural sunlight for most of the afternoon.

The family bathroom is a generous size and consist of white paneled bath, enclosed cubicle shower, close coupled WC and pedestal wash hand basin.

To the third floor you will find the third and final bedroom. This room benefits from Juliette balcony, looking out onto Chesil beach. The room does have reduced head height towards the front of the house.

Please note that the EPC is currently being renewed, the current EPC rating is based upon the old report.





Lounge
11'4" x 14'0" into bay (3.47 x 4.29 into bay)

Dining Room
10'11" x 9'1" max (3.33 x 2.79 max)

Kitchen
12'8" x 8'0" (3.87 x 2.45)

Bedroom One
15'1" x 10'7" + bay window (4.60 x 3.24 + bay window)

Bedroom Two
12'1" x 8'0" (3.7 x 2.45)

Bedroom Three
13'8" 17'6" max (restricted head height) (4.17 5.35 max (restricted head height))

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.

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.gov.uk/>

