



Clements Lane
Portland, DT5 1AS



£1,250 PCM



Clements Lane

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- Well Presented Throughout
- Light and Airy
- Available Long or short Term Let
- Spacious Enclosed Garden
- Available Furnished or Unfurnished
- Spread Over Three Floors
- Character Cottage
- Stones Throw From Chesil Beach
- Available June
- Close to Bus route

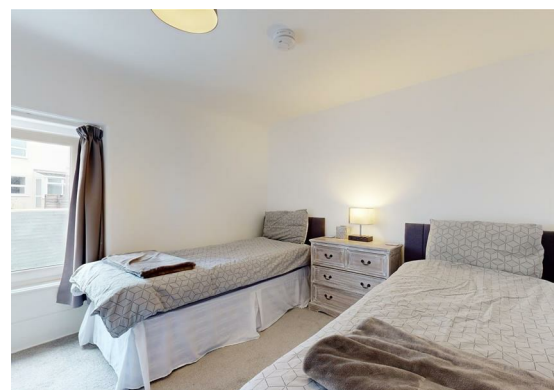




This **THREE DOUBLE BEDROOM** terrace property that is bursting with Character is situated moments away from **CHESIL BEACH** on the Isle of Portland and is available for long or short term let.

As you walk through the hallway into the Living space, the large window allows **NATURAL LIGHT** to beam through onto the cosy lounge making it a relaxed atmosphere. Heading straight on through the hallway you are met with a **MODERN** kitchen with plenty of **STORAGE SPACE** and a **SEPERATE DINING ROOM** that leads to the back door.

Ascending onto the first floor you will



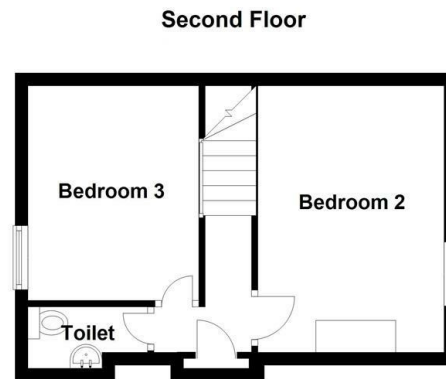
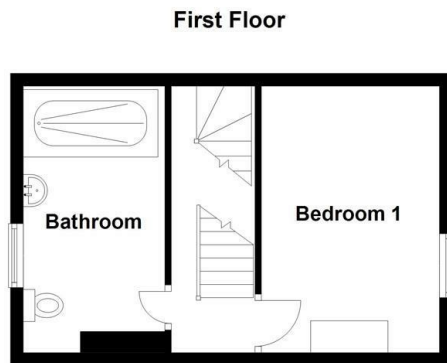
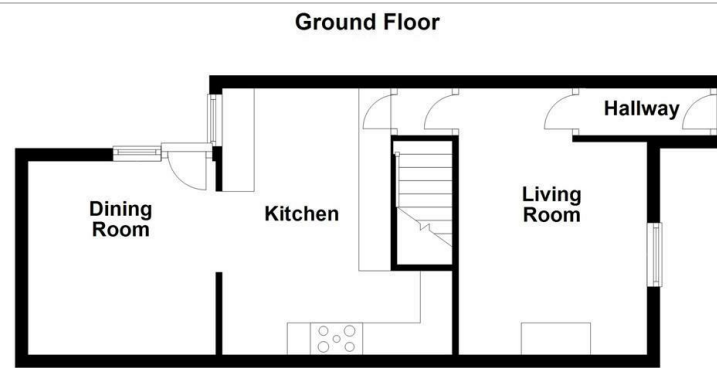
find a **SPACIOUS DOUBLE BEDROOM** with room for storage and adjacent to that room is a sizable **FAMILY BATHROOM** that hosts a **DOUBLE** walk in shower a **WC** and hand basin .

Moving up to the third and final floor, You shall find Bedroom two to the front of the house with views out to **CHESIL BEACH**. Bedroom three is on the opposite side and is currently laid out as twin room with two single beds. Completing the floor is the **WC**.

Outside you'll find the enclosed **SPACIOUS MATURE GARDEN** with a **SUN ROOM** to allow you to enjoy the outside all year around.

This property is available **PART FURNISHED** or **UNFURNISHED** and is ready to let from June.





Living room
13'5" x 9'8" (4.10 x 2.95)

Kitchen
13'5" x 11'5" (4.10 x 3.49)

Dining room
9'4" x 9'5" (2.87 x 2.88)

Bedroom 1
9'10" x 13'7" (3.02 x 4.16)

Bedroom 2
9'10" x 13'8" (3.02 x 4.18)

Bedroom 3
8'10" x 9'4" (2.71 x 2.86)

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.

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)

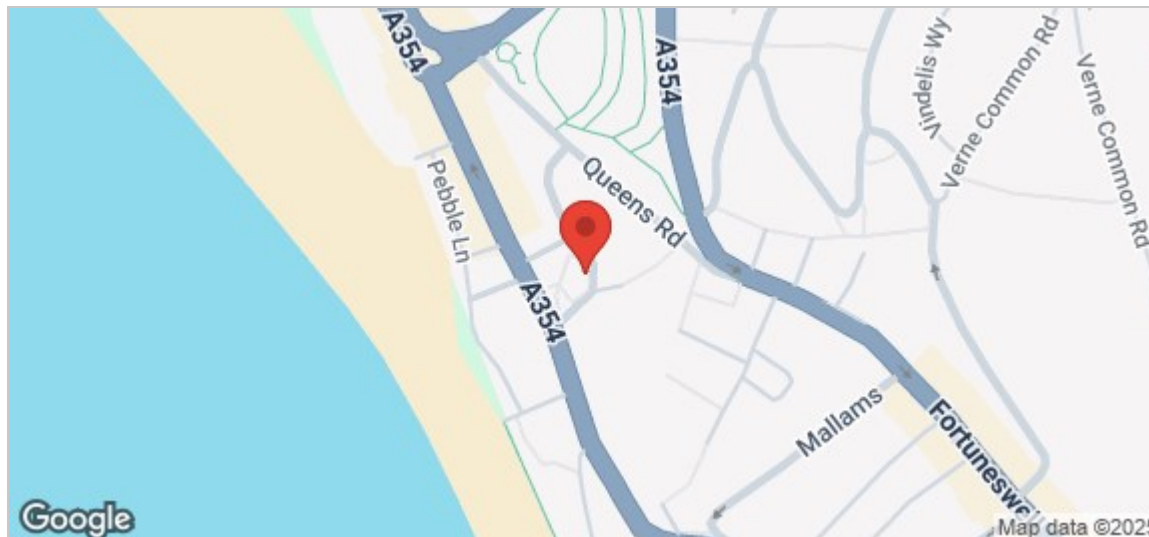
Variation of Contract (Tenant's Request) — £50 (inc. VAT) per agreed variation.

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		88
(81-91) B		
(69-80) C		
(55-68) D	56	
(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	