



**Haylands**

Portland, DT5 2JZ



**£1,050 PCM**





# Haylands

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- Long Term Let
- Recently Redecorated
- Generous Room Sizes
- Low Maintenance Garden
- Garage
- Available Now For Move In
- Close To Local Amenities
- Short Stroll To Easton Square
- Nearby Transport Links
- EPC = C







Nestled in the tranquil area of Haylands, this charming bungalow is available for LONG TERM LET. The property benefits from a spacious reception room, two **DOUBLE BEDROOMS** with built in storage cupboards as well as a large conservatory to the rear. With the garden benefitting from an Easterly facing garden, you are basked in sunlight from midday until the late evening.

With two well-proportioned bedrooms, this property is perfect for small families, mature couples or those simply looking for a peaceful retreat. The spacious reception room provides an inviting space for

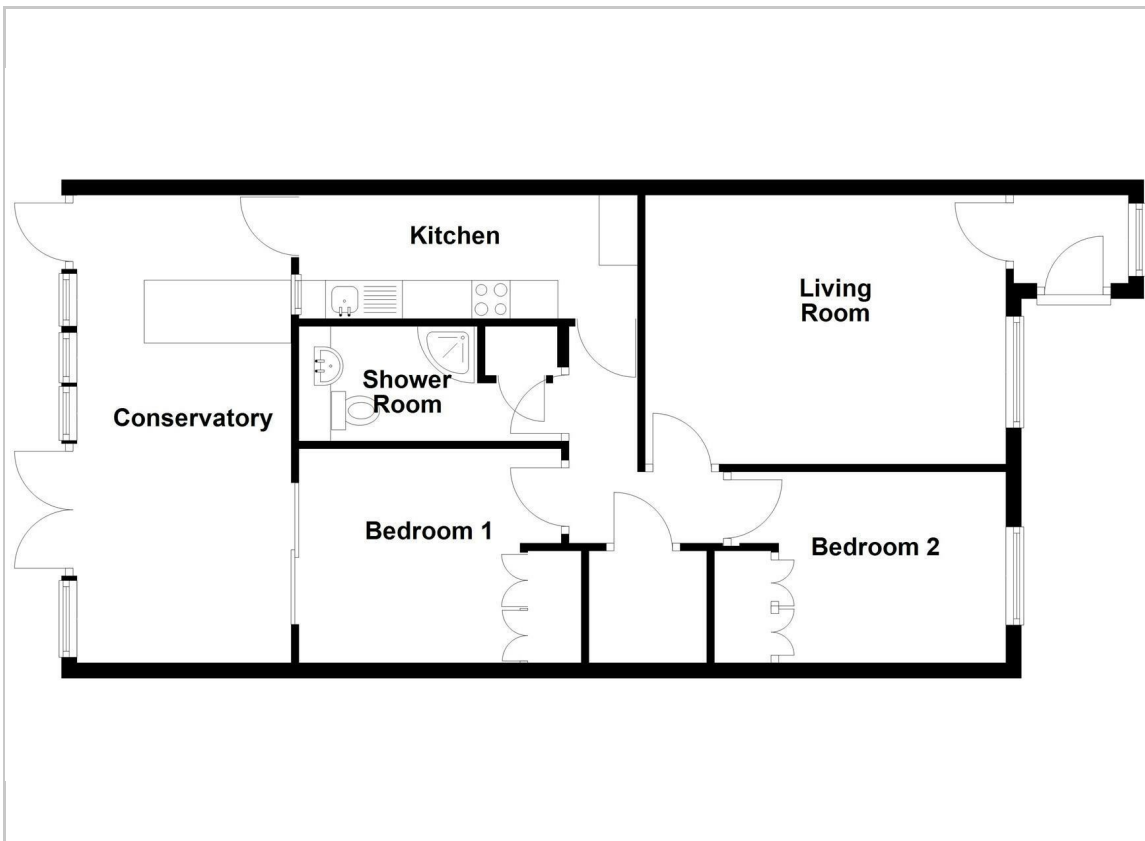
relaxation and entertaining, while the good-sized rooms throughout the house ensure comfort and practicality.

One of the standout features of this property is the sunny, low maintenance garden, which presents an ideal spot for enjoying the outdoors, whether it be for gardening, hosting summer barbecues, or simply unwinding in the fresh air. The quiet location enhances the appeal, making it a perfect sanctuary away from the hustle and bustle of everyday life.

The bungalow also benefits from a detached garage in a block, maximising the storage space available for this property.

The house is available for immediate occupancy, allowing you to settle in without delay. With its combination of space, comfort, and a lovely outdoor area, this property is a wonderful opportunity for anyone looking to make Haylands their home.





**Living Room**  
15'5" x 11'6" (4.7 x 3.51)

**Kitchen**  
14'4" x 5'1" (4.37 x 1.56)

**Conservatory**  
9'1" x 21'9" (2.78 x 6.64)

**Bedroom One**  
11'2" x 9'1" (3.42 x 2.79)

**Bedroom Two**  
11'8" x 8'2" (3.58 x 2.49)

### 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: Bungalow  
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.

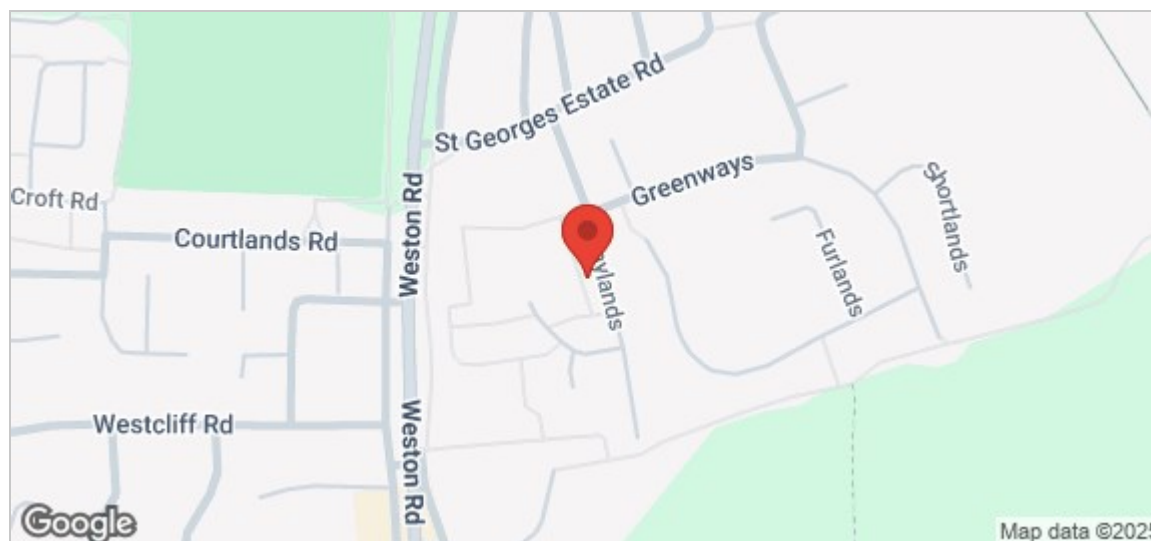
To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

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.

### 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC