



28 Grange Road

Weymouth, DT4 7PQ

£1,100 PCM

 2  1  1  B



28 Grange Road

£1,100 PCM



Set moments from GREENHILL BEACH, this DETACHED TWO BEDROOM house with ALLOCATED PARKING is available from January for a LONG TERM LET. The property is a short, level walk to Weymouth town centre and close to local transport links.

Entrance to the house is via a ramp, as you enter you are welcomed into a hallway providing access to the living room and kitchen, there is also a ground floor WC.

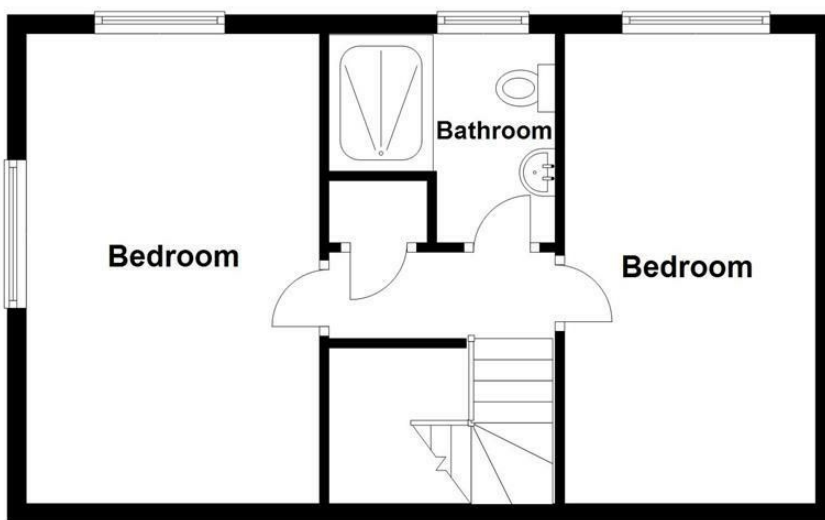
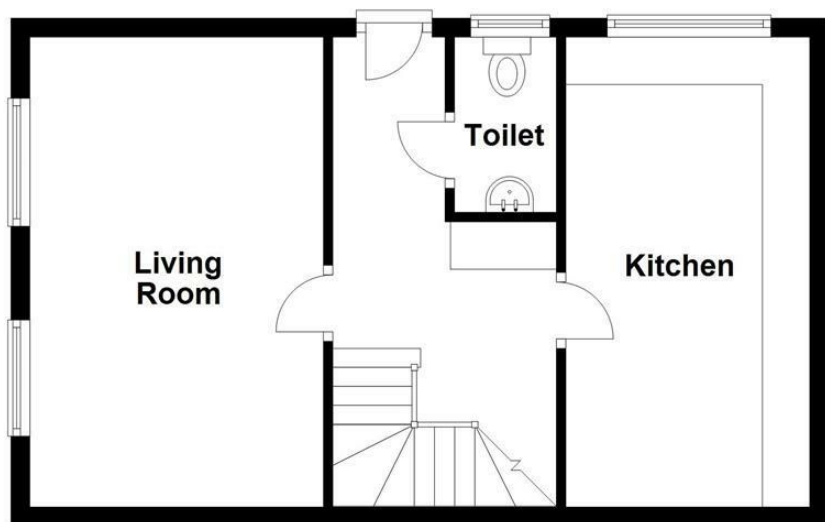
The lounge is a good size and allows plenty of seating without the feeling of it being cramped, in addition to this there are two windows in the room which provides a light and airy feeling.

The bright MODERN kitchen has a range of wall and base units providing plenty of storage. The kitchen also includes a freestanding cooker, washing machine, tumble dryer and fridge freezer.

Upstairs are the two DOUBLE bedrooms complete with bedroom furniture. Positioned between the two bedrooms is shower room, comprising of a large walk in shower, close coupled WC and pedestal wash hand basin.

Please note this property is available PART FURNISHED, pets considered.





Lounge
16'3 x 10'2 (4.95m x 3.10m)

Kitchen
16'3 x 8'5 (4.95m x 2.57m)

Bedroom One
16'3 x 10'2 (4.95m x 3.10m)

Bedroom Two
16'2 x 8'5 (4.93m x 2.57m)

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.

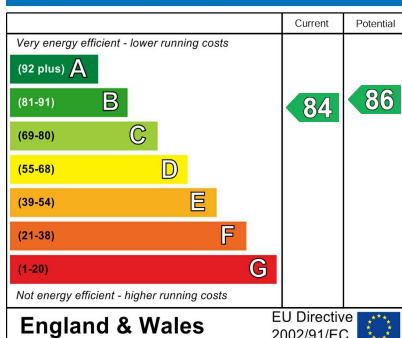
To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

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.

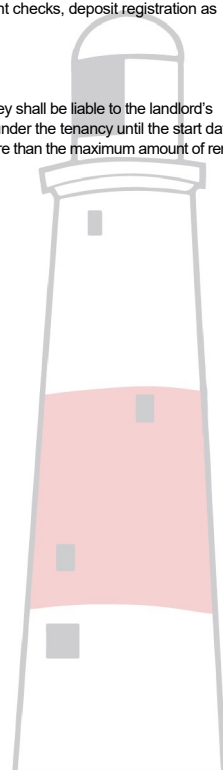
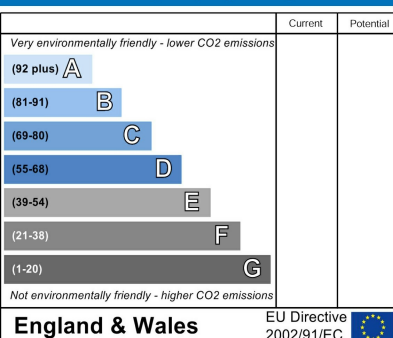
Early Termination (Tenant's Request)

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



Environmental Impact (CO₂) Rating



12 Easton Street, Portland, Dorset DT5 1BT