



Room 1, 38 Queens Road, Portland, Dorset, DT5 1AH



PROPERTY SUMMARY

A ground floor bed/sitting room in a shared house. Use of communal kitchen and bathroom facilities. A character terraced house with on street parking, close to the amenities of Fortuneswell and Chesil beach. Current EPC

EPC D

- Room to Let
- Shared Bathroom
- Shared Kitchen
- Laundry Facilities
- All Bills Included
- Current EPC:62

COMMENTARY

"Agent's Comment"

"Spacious bed/sitting room in a period property"

£90 Per week

Viewing

Please contact Red House Estate Agents
Tel: 01305 824455



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WEYMOUTH - 01305 824455

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89/91 Fortuneswell, Portland DT5 1LY

PROPERTY OVERVIEW

Communal Entrance:

Room: 4.13 x 3.98 (13'7" x 13'1")

Front aspect bay window, wash hand basin with base unit and work top.

Shared Bathroom:

Shower cubicle, wash hand basin, WC.

Lifestyle:

Being situated at the north end of Portland, Queens Road is a short stroll from Chesil Beach. Also nearby are public houses, a convenience store, library and health centre. Portland Harbour and Chesil Beach offer a range of popular outdoor activities including sea fishing, sailing and windsurfing. The nearby resort town of Weymouth offers a range of brand name high street shops, an attractive harbour area and a child friendly sandy beach.

Note:

Tenants are liable for their own television licence.

Fees Apply:

Referencing Fee £120.00 (inc VAT) based on a single tenant.

Referencing for one tenant (identity, immigration, and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability). Payment is due prior to any referencing being run. Please note should your reference be declined by the referencing company or the landlord, the referencing fee, setup fee, additional tenant fees, permitted occupier fee and guarantors fees will not be refundable.

Set up fee (tenants share) £180.00 (inc VAT)

Contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement. Payment is due prior to any referencing being run. Please note should your reference be declined by the referencing company or the landlord, the referencing fee, setup fee, additional tenant fees, permitted occupier fee and guarantors fees will not be refundable.

Additional Tenant Fee £120.00 (inc VAT) per tenant.

Processing the application, associated paperwork and referencing.

Payment is due prior to any referencing being run. Payment is due prior to any referencing being run. Please note should your reference be declined by the referencing company or the landlord, the referencing fee, setup fee, additional tenant fees, permitted occupier fee and guarantors fees will not be refundable.

Guarantor Fee £120.00 (inc VAT) per guarantor.

Processing the application, associated paperwork and referencing.

Payment is due prior to any referencing being run. Please note should your reference be declined by the referencing company or the landlord,

the referencing fee, setup fee, additional tenant fees, permitted occupier fee and guarantors fees will not be refundable.

Deposit:

A deposit equal to one months rent plus £300.00 will be required in cleared funds prior to the start of the tenancy. (For example: if the rent is £700pcm the deposit will be £1,000pcm). Exceptions may apply at the request of the landlord. The deposit will be registered with, and protected by, a Government-authorised scheme and may be returned at the end of the tenancy, subject to an outgoing condition check.



PORTLAND

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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RED HOUSE
ESTATE & LETTING AGENTS

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IMPORTANT NOTE

These particulars are for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliances. All measurements are approximate and should not be relied upon. Purchasers should make their own checks before relying on any of the information provided herein.

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