



Russell Avenue
Swanage, BH19 2ED

£1,300 PCM

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Russell Avenue

Swanage, BH19 2ED

- Cottage
- Peaceful Premier Location
- Two Bedrooms
- Flexible Accomodation
- Allocated Parking
- Open Living Space with Log Burner
- Stunning Walks Nearby
- South & West Aspect Patio Garden
- Available Now To Let
- EPC ~ D





****AVAILABLE NOW TO LET****

This COTTAGE is situated in a PEACEFUL LOCATION, set back off of RUSSELL AVENUE with ALLOCATED PARKING is AVAILABLE NOW TO LET.



This single storey cottage was formerly part of Scarbank House, a manor house built around the turn of the 19th Century and was converted into 3 self-contained properties in the early 1970s. The property sits in a residential cul-de-sac on the southern outskirts of Swanage, in very close proximity to countryside, Durlston Country Park and is around half a mile from the town centre amenities, sea front and seaside attractions.



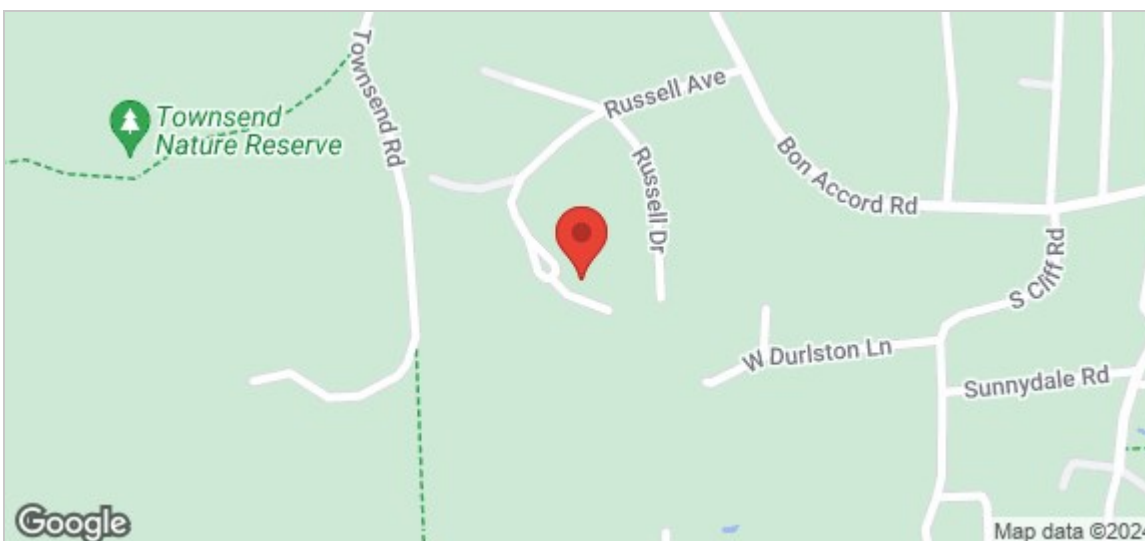
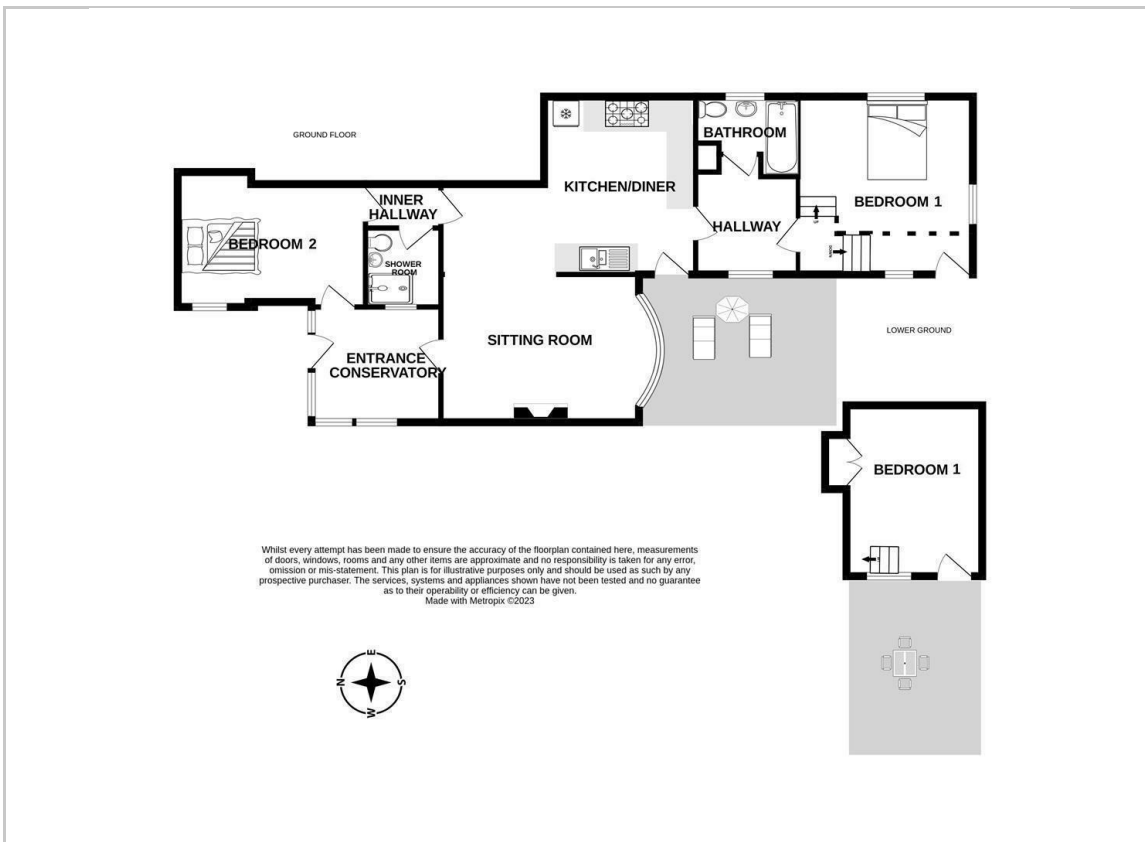
Enter through a tiled conservatory/porch, a useful space for outdoor boots and coats, and into the generous living area which has a large feature bay window with a southerly aspect overlooking a Purbeck stone paved patio, and boasts a wood burning stove which adds to the cosy ambience to this living area. From here, you enter into the well arranged, kitchen/dining area, the hub of the property, with door onto the paved patio. The kitchen has ample worktops with cupboards under, wall units, a 6-burner gas range and opposite, inset sink with space for dishwasher. Through the dining area into an inner lobby, there is a useful shower room with tiled shower cubicle, washbasin and W.C. and further, the main bedroom which has a personal door into the porch.



Return through the kitchen and into a hallway linking the living area to bedroom two. Off the hallway, a bathroom comprising bath with shower over, pedestal basin and macerator toilet. The mezzanine/bedroom has balustrade surround and benefits from triple aspect windows and plenty of light ingress. Descending a staircase, the lower floor is a space suitable as home office/work room or occasional guest room with a personal door to the front of the cottage.

The property also boasts a low maintenance patio space: perfect for relaxing with a glass of wine in the summer months.

The property is available now for long-term let.



Living Room
17'7" max x 10'2" max (5.38m max x 3.11m max)

Kitchen / Dining Room
19'4" x 13'1" (5.9m x 4.0m)

Main Bedroom
13'9" x 8'6" (4.2m x 2.6m)

En Suite
6'6" max x 4'7" (2.0m max x 1.42m)

Bathroom
8'5" max x 5'3" max (2.58m max x 1.62m max)

Mezzanie Bedroom
11'9" x 8'6" (3.6m x 2.6m)

Lower Floor
14'1" x 10'2" (4.3m x 3.1m)

Additional Information

The following details have been provided by the vendor as required by Trading Standards. These details should be checked by your legal representative for accuracy.
Property type: Cottage
Property construction: Standard construction
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas
EPC: Council Tax: Band E
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	60	82

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		