



Springbrook Close
Corfe Castle Wareham, BH20 5HS

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£2,500 Per Month



Hull
Gregson
Hull

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5HS

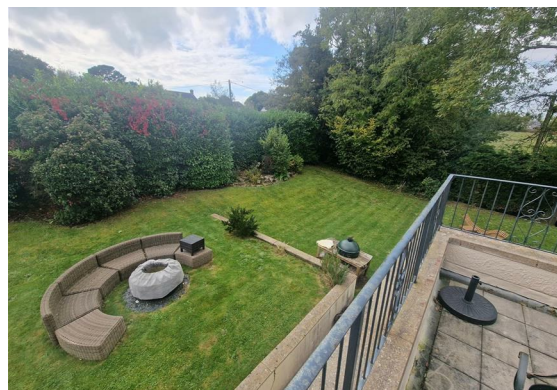
- Large Garden
- Bright and Airy
- Generous Driveway
- Spacious Bedrooms
- Well Presented Throughout
- Quiet Location
- Perfect for Families
- Rural Walks
- Double Garage
- Long Term Let





AN IMMACULATE FOUR DOUBLE BEDROOM detached house set in substantial grounds with GENEROUS DRIVEWAY, GARAGE & EXTENSIVE ACCOMMODATION, situated in Corfe Castle. The property has been recently updated throughout providing a sympathetic mix of traditional features with a modern finish. This includes a stunning living / dining space opening out into the garden, a large kitchen, utility room, downstairs cloakroom, a downstairs bedroom and a downstairs shower room.

A large entrance porch leads into a welcoming hallway with stairs to the first floor and access into all downstairs accommodation. To the left



hand side is the fourth bedroom, sat adjacent to the downstairs shower room. A large modern living space dominates the rear of the property with a feature fireplace and access onto the garden, as well as plenty of space for a dining table and additional uses reflective of the tenants interests and needs. Completing the downstairs is the generous kitchen, with a host of cupboard space as well as countertop space covering all most the whole room, it's the perfect place for those who love to cook and entertain guests. The room has two integrated cookers, hob and has access straight onto the utility room and downstairs WC.

Ascending to the first floor are the three main bedrooms, each doubles in size. The primary bedroom benefits from an en-suite and balcony overlooking the garden. The main bathroom comprises a P shape bath, a close coupled WC and wash hand basin.



Outside is an extensive wrap around garden, mainly lawned with a variety of mature hedges and trees.

Situated in a small rural village, Harman's Cross, close to Corfe Castle, you're surrounded with BEAUTIFUL country walks yet you're still close by to local shops, eateries, and amenities.

Enquire now so as not to miss out on this immaculate property.



Lounge
23'6" x 11'9" (7.17 x 3.59)

Dining Room
11'4" x 10'0" (3.47 x 3.06)

Kitchen
9'11" x 19'8" (max) (3.03 x 6 (max))

Bedroom 1
13'5" x 13'5" (max) (4.10 x 4.10 (max))

Bedroom 2
11'9" x 10'10" (max) (3.6 x 3.32 (max))

Bedroom 3
7'5" x 7'10" (2.28 x 2.39)

Bedroom 4
10'10" x 12'8" (max) (3.31 x 3.88 (max))

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.

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: Detached House
Property construction: Standard Construction
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/>

