



19 Lerrett Close

Chickerell Weymouth, DT3 4LT

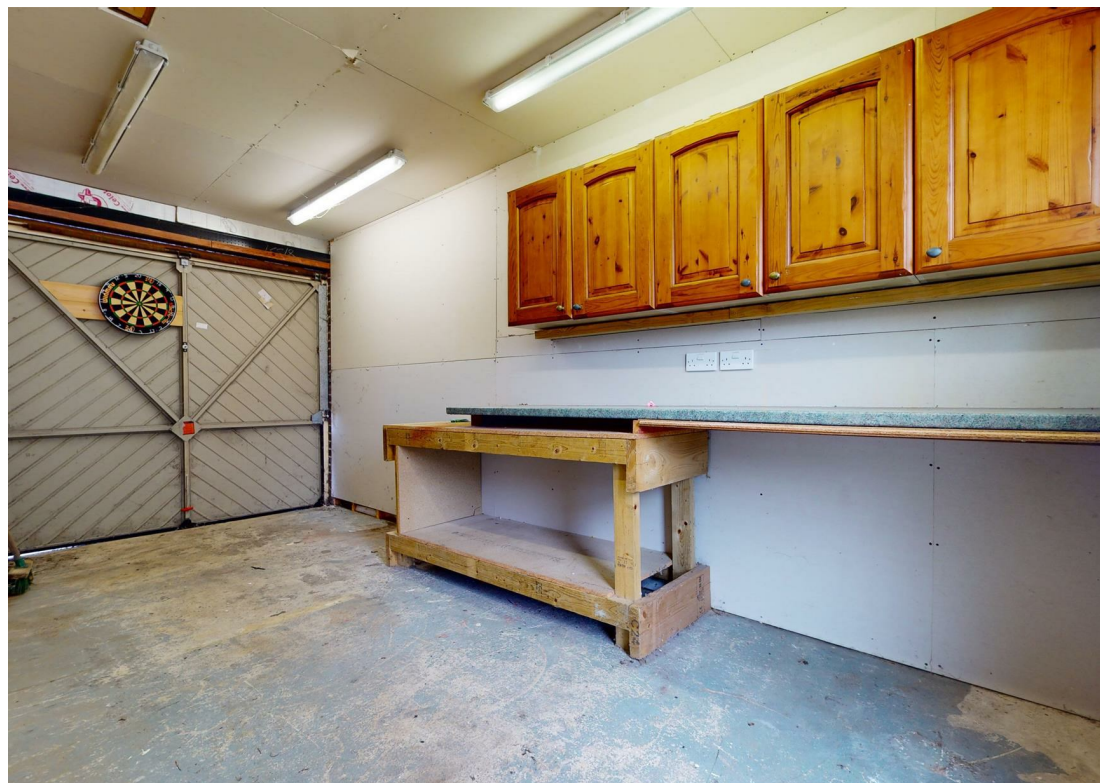
£1,300 PCM



Lerrett Close

Chickerell Weymouth, DT3 4LT

- Detached Family Home
- Three Bedrooms
- Close To Chickerell Primary Academy
- Kitchen Diner
- Garage & Driveway
- Southerly Aspect Garden
- Living Room With Bay Window
- Light & Spacious
- Downstairs WC
- Living Room With Fireplace





Available for LONG TERM LET with PETS CONSIDERED, this three bedroom DETACHED family home with GARAGE, DRIVEWAY, KITCHEN/DINER and a SOUTHERLY ASPECT REAR GARDEN is situated in a cul-de-sac close to CHICKERELL PRIMARY ACADEMY.

Chickerell is home to a range of amenities including: two public houses, a convenience store, church, children's play park, chemist, bus stop and more.

Accommodation:

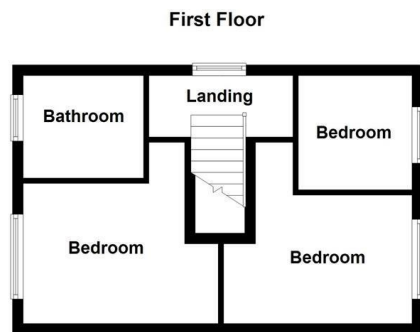
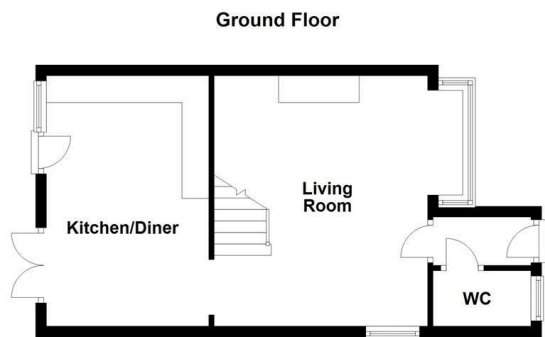


Entering over the threshold, a hallway leads into the property with a downstairs WC on the left. The hallway unfurls into the LIGHT AND SPACIOUS LIVING ROOM with a BAY WINDOW and FEATURE FIREPLACE. Moving to the rear of the property, the OPEN PLAN KITCHEN DINER is perfect for family living, providing an open space for cooking and sharing meal times. Furthermore, this space is projected with natural daylight courtesy of the FRENCH DOORS opening onto a patio including a purpose built seating area in the SOUTHERLY ASPECT GARDEN. The garden boasts potted plants and further seating, suiting family summer BBQs and space for children to play. At the bottom of the garden, a wooden shed, useful for additional storage, is located.

Proceeding to the first floor accommodation, at the top of the staircase, to the left the hallway leads into the FAMILY BATHROOM with a DOUBLE, WALK-IN SHOWER CUBICLE, wash basin, WC and a HEATED TOWEL RAIL, complimented by feature tiled walls. By the side of the Bathroom, Bedroom Two is situated with a WALLPAPERED FEATURE WALL, REAR ASPECT WINDOW and space for a DOUBLE BED.



To the right at the top of the staircase, the hallway leads onto Bedrooms One, which benefits from a FRONT ASPECT WINDOW, WALLPAPERED FEATURE WALL and room for a DOUBLE BED. Also, by the side of Bedroom One, sits Bedroom Three which would be perfect as a child's bedroom or alternatively as an office.



Living Room
15'6" max x 15'3" max + bay window (4.74m max x 4.66m max + bay window)

Kitchen Diner
15'4" x 10'1" (4.69m x 3.09m)

Bedroom One
11'10" max x 10'3" max (3.63m max x 3.13m max)

Bedroom Two
11'2" max x 10'4" max (3.41m max x 3.16m max)

Bedroom Three
6'10" x 6'10" (2.1m x 2.1m)

Tenant Fee's

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)

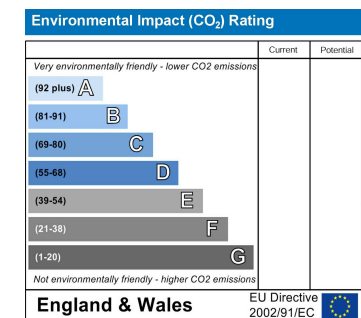
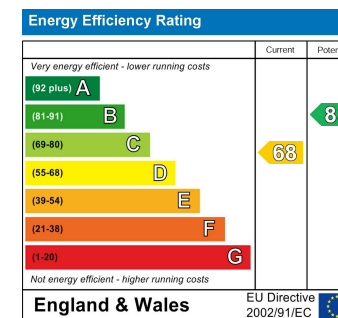
Variation of Contract (Tenant's Request) — £50 (inc. VAT) per agreed variation.

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.



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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.