

Acton

Langton Matravers Swanage, BH19 3JQ

£1,450 PCM

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Hull Gregson Hull

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BH19 3JQ

- Purbeck Stone Cottage
- Countryside & Sea views
- Large Family Garden
- Characterful Features
- Large Living Room / Dining Room
- Private Parking
- Underfloor Heating
- Quiet Location
- Two / Three Bedrooms
- Pets Welcome

















Welcome to Myrtle Cottage, a charming and characterful home, offering breathtaking sea and countryside views from every angle. The spacious ground floor features a large living / dining room, a well proportioned kitchen, a cosy snug with original Purbeck stone fireplace, a practical utility / boot room and convenient downstairs shower room.

Upstairs, there are two

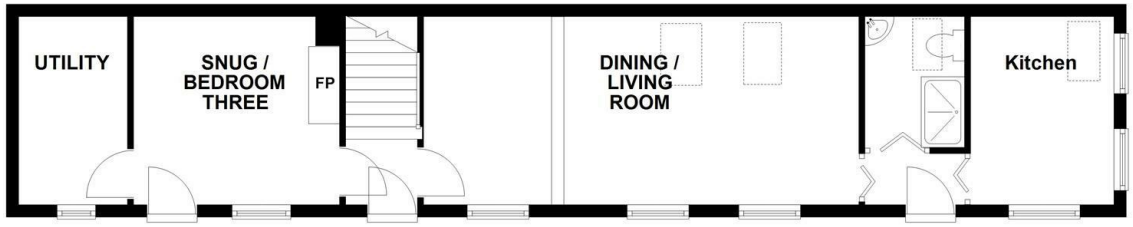


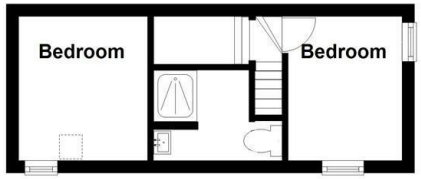
inviting bedrooms with charming exposed beams, adding character and warmth to the space, and a spacious family bathroom with large walk in shower, wash basin and W/C.

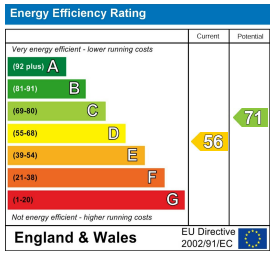
The property boasts a stunningly large wrap around garden, providing an idyllic outdoor space for a keen gardener to enjoy the scenic surroundings to unwind in privacy, there is also on site parking for up to two cars.

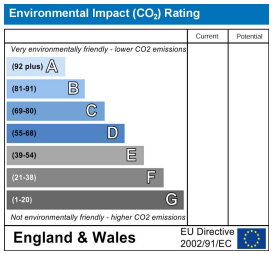


The property is available for long term let from the start of November and is offered unfurnished.











Living / Dining Room 25'5" x 13'3" (7.75 x 4.04)

Kitchen 10'2" x 7'7" (3.12 x 2.32)

Bathroom One

Snug / Bedroom Three 10'11" x 10'10" (3.34 x 3.31)

Utility Room 11'5" x 5'9" (3.5 x 1.76)

Bedroom One 11'9" x 11'10" (3.60 x 3.63)

Bedroom Two 13'10" x 11'1" (4.24 x 3.38)

Bathroom Two

Disclaimer.

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. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Lettings Additional Information.

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: Semi-Detached House
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Oil heating System
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk

Tenant Fees.

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.