

Ullswater Crescent

Weymouth, DT3 5HE

£1,000 PCM

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Hull Gregson Hull

Ullswater Crescent

Weymouth, DT3 5HE

- Countryside views
- Recently redecorated throughout
- New flooring
- Level walk to town
- Close to local transport links
- Close to amenities
- Bright and airy throughout
- Feature fireplace
- Balcony
- Available for immediate move in

















Nestled in the charming Ullswater Crescent of Weymouth, this delightful flat offers a perfect blend of comfort and modern living. With two well-appointed bedrooms and TWO BATHROOMS, this property is ideal for small families, couples, or individuals seeking a serene retreat.

Upon entering, you will be greeted by a bright and airy atmosphere, enhanced by the recent redecoration throughout including NEW FLOORING which adds a touch of elegance, making the space feel fresh and inviting. The reception room provides a welcoming area for relaxation or entertaining guests, while the two bathrooms ensure convenience and privacy for all occupants.

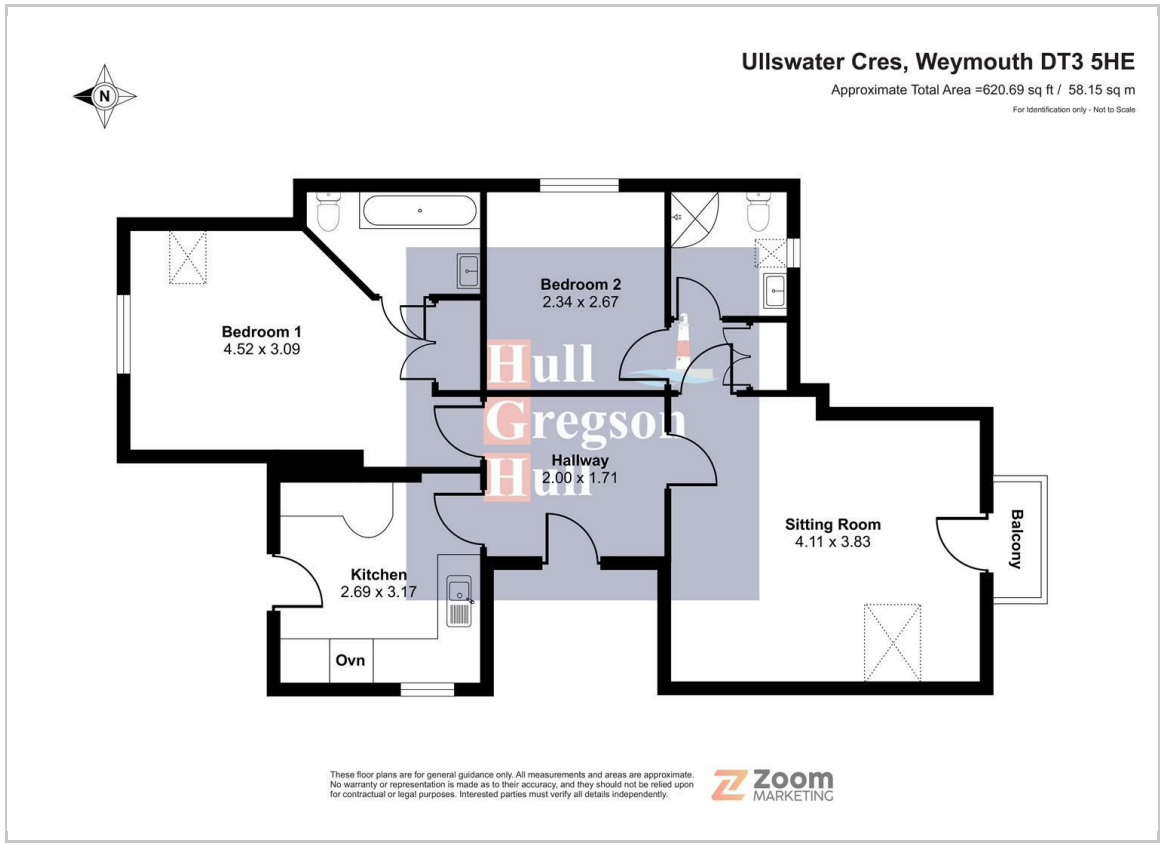


The property benefits from two bedrooms, with the main bedroom offering plenty of room for a double bed and additional bedroom furniture. The second bedroom provides a versatile space, suitable for use as a guest room, home office or smaller bedroom. The kitchen offers a fresh, modern environment for everyday cooking, while the updated bathroom complements the property's recently improved interior.

One of the standout features of this flat is the STUNNING COUNTRYSIDE VIEWS that can be enjoyed from various vantage points within the property including an ACCESSIBLE BALCONY. This picturesque backdrop offers a tranquil escape from the hustle and bustle of everyday life, allowing you to unwind in a peaceful setting.



AVAILABLE NOW for LONG TERM RENT.





Sitting Room
13'5" x 11'10" (4.11 x 3.63)

Kitchen
8'9" x 10'4" (2.69 x 3.17)

Bedroom One
14'9" x 10'1" (4.52 x 3.09)

Bedroom Two
7'8" x 8'9" (2.34 x 2.67)

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.

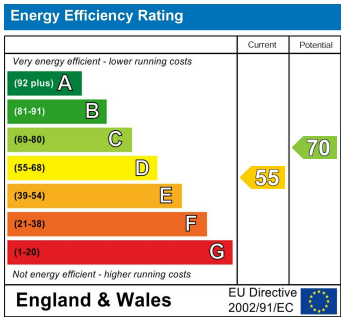
Security Deposit (per tenancy. Rent of £50,000 or over per year) — Six weeks' rent.
This covers damages or defaults on the part of the tenant during the tenancy.

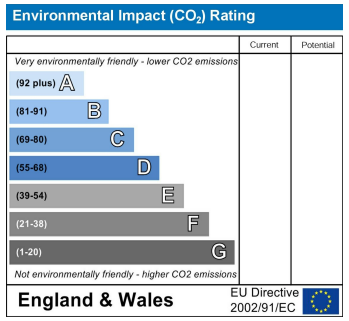
Unpaid Rent
Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

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.





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