



Sandbanks Road

, Lower Parkstone , Poole, BH14 8BS

Rental £2,000 Monthly
3 Bedroom House
Available Now

Mays of Lilliput, 290 Sandbanks Road, Poole, Dorset, , BH14 8HX
Email: lettings@maysstateagents.com | Tel: 01202 708528

Opening Times: Mon 09.00 - 17.30 | Tue 09.00 - 17.30 | Wed 09.00 - 17.30 | Thurs 09.00 - 17.30 | Fri 09.00 - 17.30 | Sat 09.00 - 13.00 | Sun Closed

* Unfurnished

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Situation

MAYS OF LILLIPUT ARE DELIGHTED TO OFFER THIS GORGEOUS THREE BEDROOM HOUSE SITUATED IN WHITECLIFF. Accommodation comprises; hallway with a convenient cloakroom, kitchen, dining and lifestyle room, fitted with a range of units and appliances, doors opening to the private low maintenance garden, patio adjacent to the house, separate living room at the front of the property, principal bedroom with a contemporary ensuite shower room and two further bedrooms serviced by a family bathroom. The property also benefits from new internal doors and quality flooring completed to a high standard of finish and has a garage approached from a resident's access road providing considerable parking and generous storage provision. Conveniently situated within an easy stroll to Whitecliffs local amenities, Lilliput Infant School and Baden Powell Junior School. Available for immediate occupation, unfurnished for a long-term let.

Mays Residential Lettings are members of ARLA Propertymark Our Client Money Protection is supplied by Propertymark Client Money Protection Scheme. The Propertymark Conduct and Membership Rules can be found here: Permitted Payments: - Holding Deposit £461.53 equivalent to 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. Security Deposit £2,307.69 - equivalent to five weeks rent. This covers damages or defaults on the part of the tenant during the tenancy. For rent of over £50,000 per annum) Six weeks rent. Default fees - 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 costs are incurred there will be a charge per key/fob and for the replacement of the lock(s). Circa £200. Variation of Contract (Tenants Request) - £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlords instructions as well as the preparation and execution of new legal documents. Change of Sharer (Tenants Request) - £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlords instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents. Early Termination (Tenants Request) - Should you wish to terminate your tenancy early (surrender) of a tenancy: £500 inc VAT plus rent due until a new tenancy commences subject to approval by the landlord Utilities Payments in respect of Council Tax Payments for utilities Payments for television license Communication Services INDEPENDENT REDRESS: - The Property Ombudsman Scheme TPO - DO3138

Further Information

The deposit required is £2,307.69

Accommodation

All measurements are approximate.

