



OLIVER MILES

Chartered Surveyors - Estate Agents

Wadmore £780 pcm

Large Single Lodging Room £780 pcm in Peaceful Location Close to Beaches,
Unfurnished and Parking Available. 6 Month+ Let.



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Wadmore, Swanage, BH19 3AY

- Large Single Lodging Room
- Short Distance to Studland Beach
- Very Quiet Location
- Suitable Single Person

LOCATION & DESCRIPTION

Large single room, £780 per month, situated in a very quiet location between Shell Bay and Studland.

Suitable, but not exclusively, for those who may be working seasonally in the area and who have their own transport, although the bus route between Bournemouth and Swanage is within walking distance.

This unit has combined living/kitchen/bedroom area and separate shower.

Constructed to high specification these unfurnished units are well insulated and have electric underfloor heating. The electricity is payable by the Licencee, but water is included in the licence fee, as is use of the communal laundry facility located in a separate building within the complex. Residents will have to make their own arrangement for internet/Wifi. Council tax is not payable by the Licencee.

Each unit has its own outside space and some overlook an attractive lawn and shingle quadrangle. There is one allocated parking space per unit.

VAT is charged on the first month's rent only and the first and last month's fees are payable before occupation. Please note that electricity + VAT is charged in advance by the owner with any surplus payment refunded at the end of the term of occupation.

EPC - N/A

For further information please call Oliver Miles: 01929 426655 or email jackie@olivermiles.co.uk

VIEWING

Only through appointment with OLIVER MILES Estate Agents (01929 426655) or sales@olivermiles.co.uk

You are advised to check the availability of this property before travelling any distance to view. The Agent had not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure & Services of a Property are based on information supplied or confirmed by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchaser's surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. ALL MEASUREMENTS QUOTED ARE APPROXIMATE AND FOR GUIDANCE ONLY.

