

**Vicary & Co**

Chartered Surveyors & Property Agents

**Estate Agents & Valuers**  
Residential - Commercial - Rural



**19 Peellers Court, Bridport, DT6 3HB**

**TO LET**

**£795 PCM**

First floor Two Bedroom retirement flat located just off Bridport town centre. Hall, Living Room, Kitchen, Bathroom. Residents Parking. Age restricted. Electric Heating. 24 Hour Care Line, Communal Social Lounge, Laundry room and Garden. Lift / stairs to all floors. EPC: B (85) Council Tax Band: D



Please note this property is age restricted - occupancy is limited to those over 60 with a second occupant of at least 55 years of age.

Hall - Fitted carpet flooring. Electric night storage heater. Store cupboard. Airing / storage cupboard. Bedroom one double size room. Fitted carpet flooring. Electric wall mounted convactor heater with timer and thermostat. Emergency call point.

Bedroom one - Double size room. Window to front aspect. Fitted carpet flooring. Electric wall mounted convactor heater with timer and thermostat. Emergency call point.

Living / Dining room - has glazed door from hall. Glazed door to front aspect opening to Balcony. Fitted carpet flooring. Electric night storage heater. TV / satellite point. Telephone point. Emergency call point. Glazed double doors.

Kitchen - window to front aspect. Fitted stone tile effect laminate flooring. Fitted wall and base units with wood effect door fronts, with work surface incorporating s/s sink. Built-in electric ceramic hob with four heat zones. Extractor hood. Built-in electric oven / grill. Tiled over work surface. Electric downflow fan heater. Emergency call point.

Bedroom two - double size room. Window to front aspect. Fitted carpet flooring. Electric night storage heater. Built-in wardrobe with mirror front sliding doors. Emergency call point. TV point. Telephone point. Emergency call point.

Bathroom - fitted carpet flooring. Fully tiled walls. Ivory coloured bathroom suite comprising Bath with thermos shower facility over, Vanity unit with wash hand basin and low-level WC. Electric towel rail. Electric downflow fan heater. Extractor fan. Shaver light / point

Other - communal Social Lounge, Laundry Room, Refuse Storage and Garden. Residents Parking if available

### SERVICES

Mains Electricity, Water and Sewerage.

COUNCIL AUTHORITY West Dorset District Council

Council Tax currently Band D

### RENT

£795.00 Per calendar month

£183.46 HOLDING DEPOSIT (equals 1 weeks rent). The holding deposit can be used towards the Rent in Advance or the Property Deposit. Note - the holding deposit is non – refundable, should you as a prospective tenant pull out of a tenancy prior to its commencement once referencing has been carried out, or give false or misleading information once referencing has been submitted.

### Total fees

£795.00 Rent in Advance

£917.30 Property Deposit of 5 weeks rent, to become the deposit held by the Deposit Protection Service for the term of the tenancy.

Viewing by appointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Vicary & Co

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements