



21 Woodberry Down Way, Lyme Regis, DT7 3QU

TO LET
£1600 PCM

A modern three-bedroom semi-detached house on the outskirts of the popular seaside town of Lyme Regis. The property comprises of a Kitchen/ Dining room, Living room, Downstairs Cloakroom, Two Double Bedrooms, one with ensuite. A Single Bedroom and a Large Family Bathroom. Outside is a low maintenance garden with a patio area, a single garage with parking for several cars. EPC: B (82) Council Tax Band: D No Smoking.



A modern three bedroom semi-detached house, situated on the outskirts of the popular seaside town of Lyme Regis.

The ground floor comprises of an entrance hall with cloakroom, dual aspect living room with patio doors to garden and a light and airy kitchen/ dining room with plentiful storage and includes a built-in oven/ hob, fridge freezer and an integrated dishwasher.

On the first floor there are two double bedrooms, one with en-suite shower, a single size bedroom and a family bathroom with a bath and separate walk-in shower. The spacious landing offers a versatile space which could be used as a home office area.

OUTSIDE

Outside there is an enclosed low maintenance garden with astro turf and a patio area. Single garage and partially sheltered driveway parking for two cars.

SERVICES

Gas Central Heating
Mains water & waste, electricity connected.

COUNCIL AUTHORITY

West Dorset District Council.
Council Tax Band: D

Energy Performance B (82)

RENT

£1450.00 Per Calendar Month

£334.61 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

£1450.00 Rent in Advance

£1673.07 Property Deposit of 5 weeks rent, to become the deposit held by the Deposit Protection Service for the term of the tenancy.

VIEWINGS

Strictly By Appointment



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 94 |
| (81-91) B | 82 | |
| (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 | |

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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