



**Seaward, Verriotts Lane, Morcombelake,
Bridport, DT6 6DX**

**TO LET
£1200 PCM**

A well-presented two bedroom detached bungalow with a large garden benefitting from a south facing elevated position. Council Tax Band: D EPC: E (54) No Smoking



An attractive detached two bedroom bungalow in an elevated position with a large garden and parking.

HALLWAY

Large built in storage cupboards. Plumbing for washing machine. Door leading to bathroom and;

LIVING ROOM

Log burner with brick fireplace and slate hearth. Wall mounted shelf. Radiator. Wooden flooring. Doors leading to kitchen, bedroom one, bedroom two and sunroom. 4.98M X 3.39M

KITCHEN

Windows to rear aspect. Back door giving access to the decking and rear garden. Modern kitchen with wooden worktop and wooden flooring. Island with built in sink. Integrated fridge freezer, dishwasher and double oven. Storage unit and shelving. Built in pantry cupboard. Radiator. 5.42M X 3.35M

BATHROOM

White bathroom suite. Pattern tiled flooring throughout. Walk in shower, bath, basin and wc. Chrome towel rail. Airing cupboard, housing the hot water tank. 3.38M X 1.95M

BEDROOM ONE

Double bedroom with carpet flooring. Window to rear and side aspect. 2 wardrobes supplied. Radiator. 3.35M X 3.18M

BEDROOM TWO

Window. Wood flooring. Radiator. 3.34M X 1.8M

SUNROOM

Window to rear aspect. Sliding doors entering the living room area. 3.0M X 2.2M

GARDEN ROOM

Window to side aspect. Double doors leading to the rear garden. Wall mounted shelves. Radiator. 4.91M X 1.95M

OUTSIDE

Large tiered garden to rear with decking area and parking.

SERVICES

Mains electricity.
Heating type: Electric Heating

COUNCIL AUTHORITY

Council Tax Current Band: D
EPC: E (54)

RENT

RENT £1,200 Per calendar month.

£276.92 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.

DEPOSIT

£1,384.60 Property Deposit of 5 weeks rent, to become the deposit held by the Deposit Protection Service for the term of the tenancy.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	54	78
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