

**Vicary & Co**

Chartered Surveyors & Property Agents

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



**85 Princess Road, Bridport, DT6 5AZ**

**TO LET**

**£795 PCM**

A well presented two bedroom ground floor flat near to Bridport town centre. Hall, two Double Bedrooms, Living Room, Kitchen and Bathroom. Gas central heating. Communal outdoor area. Regret No smoking, No pets.



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#### HALL

Secure entry. Inset lighting. Fitted vinyl flooring. Storage cupboard. Radiator.

#### LIVING ROOM

Window to front aspect. Fitted carpet flooring. Radiator. TV point. Satellite point. 4.21m x 4.20m

#### BEDROOM ONE

Double size room. Window to front aspect. Fitted carpet flooring. Radiator. 3.70mx 3.40m

#### BEDROOM TWO

Double size room. Window to rear aspect. Fitted carpet flooring. Radiator. 3.36m x 2.87m

#### KITCHEN

Window to rear aspect. Inset lighting. Fitted vinyl flooring. Tiled over work surface. Fitted wall units with mocha colour high-gloss door fronts. Satin steel contemporary style canopy extractor hood. Fitted matching base units with space for free-standing electric cooker and fridge / freezer, and space and plumbing for free-standing washing machine and slimline dishwasher. Wood effect work surface with inset 1½ bowl stainless steel sink. Radiator.

#### BATHROOM

Obscure glazed window to rear aspect. Fitted vinyl flooring. Resin panelling over bath / shower area. White ornate style bathroom suite comprising Bath with thermo shower facility, pedestal wash hand basin and WC. Chrome finish ladder style radiator / towel rail. Extractor fan.

#### OUTSIDE

Communal outside space. Storage Shed.  
Unallocated parking area or street Parking.

#### SERVICES

Electricity, Gas and mains Water / Waste connected

#### COUNCIL AUTHORITY

West Dorset District Council.

Council Tax Band A

EPC: E (44)

RENT £795.00 Per calendar month

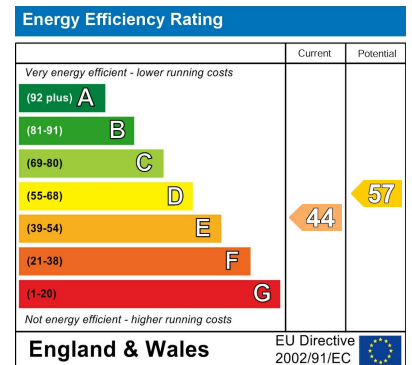
£183.46 HOLDING DEPOSIT (equals 1 weeks rent). The holding deposit can be used towards the Rent in Advance or the Property Deposit. Note - the holding deposit is non – refundable, should you as a prospective tenant pull out of a tenancy prior to its commencement once referencing has been carried out,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

#### TOTAL FEES

Rent Paid in advance £795.00

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

Viewing Strictly by appointment.



## 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