

Vicary & Co

Chartered Surveyors & Property Agents
Estate Agents & Valuers
Residential - Commercial - Rural



4 Kingfisher Court, West Bay, DT6 4HQ

TO LET

£795 PCM

A well-presented one bedroom ground floor apartment situated just a stone's throw away from the seafront at West Bay. Council Tax Band: A EPC: C (70)



Entrance porch 4.14m x 1.67m

Double glazed door and windows to the front of the property. Space/ Plumbing for washing machine.

Open-Plan Living Room/ Kitchen 6.03m x 4.18m

Kitchen Area

Modern wood effect wall and base units with a granite effect worktop, stainless steel sink/ drainer, under counter fridge, freestanding slimline cooker.

Living Area

Neutral carpet flooring, faux electric fire, TV, telephone/ broadband port.

Bedroom 2.41m x 2.31m

Rear aspect, Single size/ small double size bedroom. Panel wall heater. Door to en suite bathroom.

En suite bathroom 2.41m x 2.31m

Modern bathroom with a walk-in shower and wall mounted shower, handwash basin vanity unit, low level WC and contemporary wall mounted towel rail. Rear aspect window.

Communal gardens, One single garage. Parking first come first serve.

SERVICES

Heating Type: Electric

Mains Water & Drainage

Council Tax Band: A (West Dorset)

Energy Performance: C (30)

RENT £795.00 PCM

HOLDING DEPOSIT £183.46 (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 strictly by appointment



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	82
(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