



9, West Walk, West Bay, Bridport, DT6 4HT

TO LET

£1300 PCM

A two bedroom detached bungalow located to the west cliff side of West Bay. With views of the countryside and southern Bridport, the property comprises of: Entrance Lobby, Open plan Living & Dining room, Kitchen, Two Double Bedrooms, Bathroom, Gas central heating. Large Tiered garden with patio, rockery and lawn. Lean-to/ storage shed. Parking for Two Cars, Single garage. EPC: D (59) Council Tax Band: D No Smoking



Steps up to Front Patio.
Front door, leading into:

Entrance Lobby

1.35mx1.92m Laminate wood effect flooring. UPVC Front Door. Side aspect double glazed window. Doors in to:

Open Plan Living/ Dining Room

Dining Area
3.42m x 2.63m Laminate wood effect flooring, Neutral coloured walls. Large front aspect double glazed window with far reaching views of the countryside and towards southern Bridport. Telephone/ Broadband Point.

Living Area

3.47m x 6.22m Neutral coloured walls, neutral brown carpet. Large rear aspect double glazed window/ patio doors with views over the garden. Neutral coloured vertical blinds. TV Point. Radiator. Feature fireplace/ Log burner style gas heater. Wooden fire place surround & mantle.

Hall

Neutral walls & fitted carpet. Two large storage cupboards. Doors in to:

Bedroom 1

3.12m x 2.45m Double Size bedroom. Front aspect double glazed window with far reaching views over the countryside/ West Bay. Neutral walls & fitted carpet. Radiator.

Bedroom 2

4.04m x 3.33m Double Size bedroom. Rear aspect double glazed window with views of the rear garden. Neutral walls & fitted carpet. Radiator. Two large double wardrobes.

Kitchen

2.68m x 2.56m Large front aspect double glazed window with far reaching views of the countryside. Oak effect laminate flooring. Recently fitted white wall and base units with wood effect laminate worktop. Built in fridge. Stainless steel double sink/ draining board. Chrome mixer tap. Beko Gas oven & grill. Room for washing machine. Three large storage/ larder cupboards. Wall Shelving. Door in to:

Lean-to/ Storage Shed

UPVC doors out to front & rear of the property. Storage cupboard/ shed.

Outside

Rear enclosed tiered garden with established trees and shrubs, patio, rockery and lawn. Single garage, up and over door. Window to the side. Light & electric supply. Driveway parking for two cars.

SERVICES

Gas, electricity, mains water / sewerage connected.

COUNCIL AUTHORITY

West Dorset District Council.
Council Tax Band D

ENERGY PERFORMANCE EPC: D (59)

RENT

£1300.00 Per calendar month

£300.00 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

£1300.00 Rent in Advance

£1500.00 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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