

Vicary & Co

Estate Agents & Valuers
Residential - Commercial - Rural



**184 St. Andrews Road, Bridport, DT6
3BW**

**TO LET
£900 PCM**

A well-presented two bedroom terraced cottage situated on the outskirts of Bridport town within reach of local amenities. Council Tax Band: B EPC: TBC No Smoking



Newly decorated two bedroom character cottage situated on the Northern side of Bridport town.

Entrance Porch

Door to
Utility Room

Housing the gas boiler, space and plumbing for a washing machine and tumble dryer. Stainless steel sink. Velux window.

Open Plan Kitchen/ Living Room

Kitchen Area – Farmhouse style kitchen with pine fronted wall and base units, a cream laminate worktop with 1 ½ bowl stainless steel sink/ drainer, ceramic tiles to walls. Built-in under counter oven and four burner gas hob. Rear aspect window.

Living Room has newly painted magnolia walls, neutral carpet flooring, alcove shelving/ cupboards and a front aspect window. TV and broadband port. Radiator.

First Floor

Bedroom One

Double size room, front aspect window, magnolia painted walls, neutral carpet flooring and radiator.

Bedroom Two

Single size room, rear aspect window, magnolia painted walls, neutral carpet flooring and radiator.

Bathroom

Modern white bathroom white comprising of bath with shower screen and wall mounted shower, pedestal hand wash basin and matching WC. Vinyl flooring, rear aspect window.

Attic on second floor. Magnolia painted walls, neutral carpet flooring, wall lighting and Velux window.

Outside there is a garden with a patio area, an area of lawn and a garden shed.

Note: The property is accessed by a shared path to the property and the neighbours have shared access to one of the brick-built sheds in the garden.

No Parking - On street parking available close-by on a first come first serve basis.

Mains Gas, Electricity, Water and Waste.

Heating Type: Gas

COUNCIL AUTHORITY West Dorset District Council

Council Tax: Band B

ENERGY PERFORMANCE: TBC

RENT £900.00 PCM

HOLDING DEPOSIT £207.69 (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

£900.00 Rent in Advance

£1038.46 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.



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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