

**Vicary & Co**

Chartered Surveyors & Property Agents

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



**Flat 5, 13, The Gables Church Street,  
Lyme Regis, DT7 3DB**

**TO LET**  
**£750pcm**

A very well presented one bedroom apartment located in the ever-popular town of Lyme Regis, comprising of open plan living area with kitchenette featuring built in white goods, a double bedroom and a recently refurbished and modern shower room. Council Tax Band: A EPC: C (73). Available immediately.



## Property Description

A one bedroom ground floor flat in the popular town of Lyme Regis, famous for its enviable position on the Jurassic Coast.

### Living area

Offering an open plan living room with modern kitchenette featuring a range of floor and wall units, sink plus a gas hob as well as an integrated dishwasher, washing machine and fridge freezer.

### Bedroom

Double bedroom with carpeted flooring, high level window on far side wall.

### Shower room

Recently refurbished to a high standard, the shower room offers a walk in shower cubicle with dual shower heads, a white pedestal style WC and white hand basin.

Heating Type: Gas Central Heating.

### Services

Electricity and mains water & waste.

### COUNCIL AUTHORITY

West Dorset District Council.

Council Tax Band: A

Energy Performance - EPC: C (73)

Rent £750.00 Per calendar month

Ofcom suggests that standard and superfast broadband connections should be available at the property and that most major mobile suppliers should be able to offer limited voice and data services, however we recommend checking with any specific suppliers you may wish to use.

£173.07 HOLDING DEPOSIT (equals 1 weeks rent). The holding deposit can be used towards the Rent in Advance. 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

£750.00 Rent in Advance

£865.38 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		73	77
(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