



18 Pine View, Bridport, DT6 5AE

TO LET

£1200 PCM

A well-presented three bedroom terrace property situated on the western side of Bridport. The property comprises of Kitchen, Living/ Dining Room, Three Bedrooms, Bathroom, Garden and a separate Garage. Council Tax Band: B EPC: TBC



HALL

Fitted carpet flooring. Storage cupboard. Radiator. Telephone point. Stairs to first floor. Doors to:

KITCHEN

Window to front aspect. Fitted vinyl flooring. Fitted wall and base units, freestanding cooker, extractor fan. Work surface with inset stainless-steel sink. Space for fridge freezer. Space and plumbing for washing machine. Storage cupboard. 3.87m x 2.61m

LOUNGE / DINING ROOM

Window to rear aspect. Sliding patio door giving access to sun room/ rear porch. Fitted carpet flooring. 4.65m x 3.48m

BERDOOM ONE

Double size room. Window to rear aspect with views over surrounding countryside. Fitted carpet flooring. Built-in wardrobe / storage cupboard. 3.53m x 2.63m

BEDROOM TWO

Small Double size room. Window to front aspect. Built-in wardrobe / storage cupboard with hanging rails. 3.02m x 2.62m

BEDROOM THREE

Single size room. Window to rear aspect. 2.58m x 1.91m

BATHROOM

Obscure glazed window to front aspect. Fitted vinyl flooring. Walls tiled over bath / shower area. White Bathroom suite comprising Bath, with shower facility, hand wash basin, WC. 3.02m x 2.62m

OUTSIDE

Open plan garden to front laid to lawn with path to front door. Enclosed rear garden laid to lawn.

INFORMATION

Heating Type: Gas Central Heating

Broadband: Superfast Available (Ofcom Data)

Mobile phone coverage: Network coverage is good indoors and outside.

Parking: Single Garage, on street parking.

SERVICES

Mains electricity, gas, water and drainage.

Council Tax Band: B (West Dorset Council)

EPC: TBC – Awaiting Renewal of Certificate

RENT £1200.00

HOLDING DEPOSIT £276.92 (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

£1200.00 Rent in Advance

£1384.61 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		89
(81-91) B		
(69-80) C	73	
(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

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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