

Vicary & Co

Estate Agents & Valuers
Residential - Commercial - Rural



**3 Allington Square 2 Park Road,
Bridport, DT6 5DA**

**TO LET
£1100 PCM**

A well-presented two bedroom cluster house conveniently positioned in a popular residential area close to Bridport town and amenities. Council Tax Band: B EPC: C (78) No Smoking



The property comprises of an entrance hall with downstairs cloakroom WC and understairs storage cupboard. The open-plan living area boasts a modern shaker style kitchen with integrated undercounter oven, gas hob with extractor above and integrated dishwasher. From the open-plan living room there is a large sliding patio door which provides lots of natural light and access to the garden.

On the first floor is the landing with door to bedroom one of which is double size and rear aspect. To the left is bedroom two, also rear aspect and comfortably fits two single size beds. The modern family bathroom comprises of a white suite including a bath with wall mounted shower, pedestal handwash basin, WC and a wall mounted heated towel rail. There is also a walk-in storage/ airing cupboard on the landing.

The property benefits from UPVC double glazing throughout and gas central heating.

OUTSIDE

Outside the property benefits from a south/ east aspect low-maintenance garden with patio seating area, a raised lawn area with artificial grass and a gravelled border. To the front there is an allocated parking area for two cars.

SITUATION

The property is conveniently located on the western side of the charming market town of Bridport. Surrounded by beautiful countryside, Bridport is renowned for its friendly and vibrant culture, and fantastic reputation for quality local food and art. Facilities include a post office, arts centre, theatre, leisure centre, library, cinema and museum. There are regular bus services to Axminster, Lyme Regis, Beaminster, Yeovil, Dorchester and Weymouth. Just south of Bridport town lies West Bay, an idyllic fishing village situated on the famous Jurassic Coastline.

PROPERTY TENURE

Freehold

INFORMATION

Heating Type: Gas Central Heating

Broadband: Superfast Available (Ofcom Data)

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

Parking: Allocated parking for two cars.

SERVICES

Mains electricity, gas, water and drainage.

Council Tax Band: B (West Dorset Council)

EPC: C (78)

RENT £1100.00 Per calendar month

HOLDING DEPOSIT £253.85 (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

£1100.00 Rent in Advance

£1269.23 Property Deposit of 5 weeks rent, to become the deposit held by the Deposit Protection Service for the term of the tenancy.

VIEWINGS

Strictly by appointment only with Vicary & Co



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	78	
(69-80) C		
(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

38 South Street

Bridport

Dorset

DT6 3NN

01308 459550

info@vicaryandco.com

vicaryandco.com



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