

**Vicary & Co**

Chartered Surveyors & Property Agents

**Estate Agents & Valuers**

Residential - Commercial - Rural



**22 Highacres, Loders, DT6 3SE**

**TO LET**

**£1500 PCM**

A well-presented three bedroom family home situated in the popular village of Loders. Council Tax Band: C EPC Band : D (58) No Smoking



A well-presented 3 bedroom family home situated in the popular village of Loders.

The property is offered Furnished or Part-Furnished

The property comprises of a spacious kitchen/ breakfast room fitted with slate effect tiled flooring, shaker style wall and base units with marble-effect work surfaces edged in wood, electric hob with cooker hood over and double oven below and a corner double-bowl sink unit with mixer tap. Double doors lead through to the spacious living room with additional sunroom to the right-hand side with a large window seat to the front bay window and wooden flooring throughout.

The spacious dining room accommodates a large table with double French doors opening to the garden. There is an understairs storage cupboard housing the hot water cylinder and with plenty of space for additional storage. From the inner hall is a downstairs cloakroom with a staircase rising to the first floor. There are three bedrooms two of which are double in size and one single size bedroom. The modern bathroom features a large walk-in shower enclosure with rainfall shower, a shaker style combination vanity unit with handwash basin and WC. Additionally, there is a heated towel rail and wall mounted vanity mirror cabinet. On the second floor there is an attic with built-in cupboard and Velux window. Note there is not central heating in the attic.

#### OUTSIDE

To the front of the property is a grassed area with planting beds of both sides with a concrete raised patio. There is a brick-built storage shed with power and light. A path leads along the side of the property to the rear garden which is low maintenance with bark chipping and raised planting beds. There is gate to the south-west side of the rear garden that leads through to a residents communal path that leads up to the garage.

#### SERVICES:

Mains water, electricity and drainage.

Council Tax Band C (West Dorset)

Energy Performance: D (58)

Heating Type: Oil central heating

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.

RENT £1500.00 Per calendar month

£346.15 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

£1500.00 Rent in Advance

£1730.76 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			75
(55-68) D	58		
(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