

**2 Shoe Lane, Bridport, DT6 3EE****TO LET****£850pcm**

As well-presented and modern one double bedroom end of terrace house located in the outskirts of Bridport town, convenient for local shops, amenities and countryside walks. The property briefly offers an open plan living space, kitchen, master bedroom and bathroom as well as a low maintenance garden and off road parking. EPC band C (72). Council tax Band A.



Living Room

Double glazed patio doors leading to garden, infrared electric panel heater, stairs to first floor and understairs cupboard.

Kitchen Area

A modern fitted kitchen comprising; assorted wall, base and drawer units, stainless steel sink with drainer, integrated electric oven with four ring gas hob, utility gap for washing machine, tiled walls and double glazed window to front.

Bedroom

Double glazed window to side, infrared electric panel heater and fitted wardrobe which houses a gas boiler.

Bathroom

White bathroom suite consisting of P-shaped bath tub with shower over bath, wash hand basin and W.C. with tiled flooring and walls, wall unit and a double glazed window to the front.

Services

Heating in the property is offered via electric heaters, with water being run by a gas fired system. Water and drainage are via the mains.

Ofcom suggests that standard and superfast broadband connections should be available at the property but that ultrafast connections may be unavailable. Ofcom also suggest that some suppliers may have limitations on both voice and data services in the property and area.

Council Tax Band: A

Mains Electricity, Gas & Water & Waste

Fees

RENT £850.00 Per calendar month

£196.15 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

£850.00 Rent in Advance

£980.76 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			91
(81-91) B			
(69-80) C		72	
(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