

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**

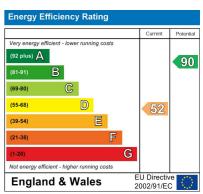
# £1200.00 Rent in Advance

£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





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