



Flat 3, Burton Mill Grove Road, Burton Bradstock, DT6 4QU

A spacious and airy two bedroom top floor apartment in in the highly desirable village of Burton Bradstock, a couple of miles outside of Bridport on the Jurassic Coast, also benefitting from a private balcony with stunning countryside views. Offered unfurnished. Energy rating D (59).



Front door into:
Hallway with built in storage cupboard, leading to:

Bedroom 1 – 2.78m x 3.0m
A spacious double bedroom featuring side aspect window.

En Suite – 3m x 1m
En suite shower room featuring white pedestal style WC, toilet and enclosed shower cubicle.

Bedroom 2 – 3.47m x 3m
Well-proportioned double bedroom featuring side aspect window.

Living room – 5.9m x 3.6m
Spacious lounge/diner with attractive feature fireplace and dual aspect windows facing either side of the building. Additionally offers French doors, leading out to attractive balcony.

Kitchen – 2.9m x 2.4m
Modern fitted kitchen currently undergoing some refurbishment, with a range of base and wall units with oven and hob, plus side aspect window.

Bathroom – 2.9m x 2m
Family bathroom with white suite featuring P-shaped bath with shower over, pedestal style WC and sink. Side aspect window.

Outside
Small balcony which can be reached from the living room, featuring stunning countryside view.
Parking space available in garage.

Services
Mains electricity, water, drainage and gas are connected.
Gas fired central heating.
Ofcom suggests that standard and superfast broadband connections should be available in the area but that some service providers may have limited or no availability for voice or data mobile services. We recommend checking with any suppliers you may wish to use, or Ofcom themselves.

Local Authority Dorset Council - Council Tax Band C.

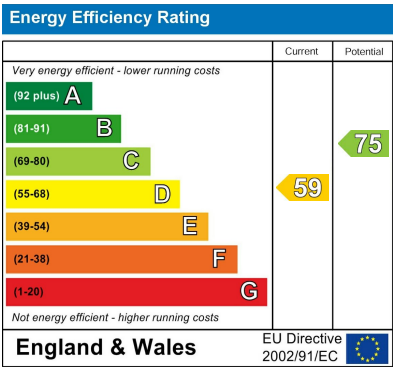
ENERGY PERFORMANCE: D (59)

RENT £1000.00 PCM

HOLDING DEPOSIT £230.76 (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
£1000.00 Rent in Advance
£1,153.84 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.



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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