



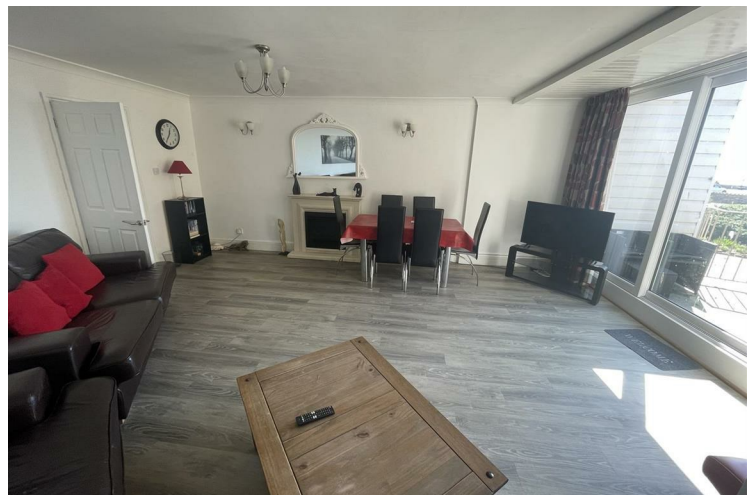
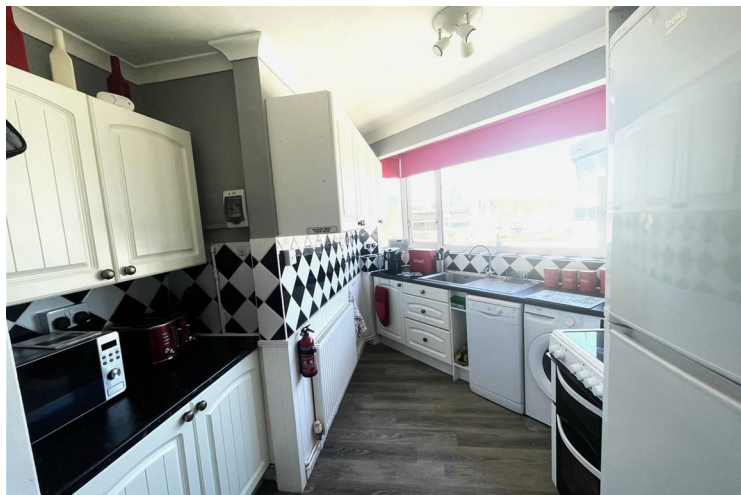
**14 Old Shipyard Centre, West Bay, DT6**

**4HG**

**TO LET**

**£800pcm**

A one bedroom top floor apartment located in the ever popular West Bay, featuring sea views from the living room and offered on a fully furnished basis. Energy Rating C (71). Council Tax Band A.



A one bedroom top floor apartment located in the ever popular West Bay, featuring sea views from the living room and offered on a fully furnished basis.

Hallway

Hard flooring with neutrally decorated walls. Two storage cupboards, one of which houses the gas boiler.

Kitchen

Hard flooring and a range of white base and wall units and a flecked design black worktop. Window facing over the rear aspect of the property. Range of white goods included.

Living Room

Spacious lounge/diner with electric feature fireplace, and large double glazed French doors leading to balcony.

Bedroom

Double bedroom with extensive range of built in wardrobes in a light wooden finish. Window facing over the rear of the property.

Shower room

Hard flooring and tiled walls with a white suite consisting of a pedestal style WC, sink and a shower cubicle featuring an electric shower unit.

Outside the property offers a small balcony with a sea view.

SERVICES

- Heating Type: Gas
- Mains Water & Drainage
- Council Tax Band: A (Dorset Council)
- Energy Performance: C (71)

RENT £800.00 PCM

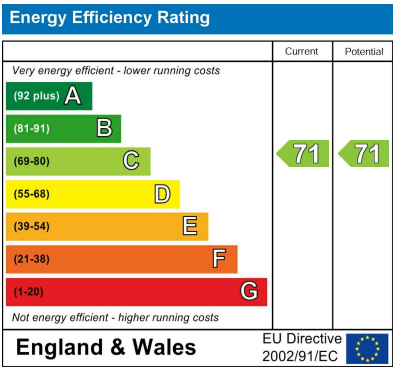
HOLDING DEPOSIT £184.61 (equals 1 weeks rent). The holding deposit can be used towards the Rent in Advance. Note - the holding deposit is non – refundable, should you as a prospective tenant pull out of a tenancy prior to its commencement once referencing has been carried out, or give false or misleading information once referencing has been submitted.

TOTAL FEES

- £800.00 Rent in Advance
- £923.07 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

Ofcom suggests that standard, superfast and ultrafast broadband connections should be available at the property and that some providers are likely to be able to offer both voice and data services at the property, however we recommend checking with specific suppliers for more information.



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Estate Agents & Valuers  
Residential - Commercial - Rural

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