



**66A South Street, Bridport, DT6 3NN**

**TO LET**

**£900 PCM**

A newly decorated two bedroom maisonette centrally located within Bridport town close to shops and amenities. EPC: D (64) Council Tax Band: B No Smoking



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Regret no pets due to lease, due to the proximity to surrounding businesses other restrictions do apply please contact Vicary & Co

#### Entrance Lobby

Fitted carpet flooring. Stairs to first floor:

#### Landing

Fitted carpet flooring, window to rear.

#### Kitchen

Wood effect kitchen wall and base units with marble effect worktop, stainless steel sink/ drainer. Room for washing machine and space for a freestanding cooker. Rear door to conservatory. 4.11m x 2.40m

#### Living Room

Front aspect sash windows, neutral carpet flooring and feature fireplace. TV Point. Cupboard housing gas meter. Radiator. 4.44m x 4.56m

#### Second Floor

##### Bedroom One

Front aspect bedroom with two front aspect sash windows. Two radiators. 4.42m x 4.50m

##### Bedroom Two

Rear aspect UPVC window, neutral carpet flooring, radiator. 3.75m x 2.36m

#### Shower Room

Tiled flooring, white suite comprising of handwash basin and WC. Shower enclosure with wall mounted shower and aqua boards to walls. Shaving Light and wall mounted mirror. Cupboard housing gas combi boiler. Window to rear. 2.23m x 1.97m

#### Services

Mains Electricity, Gas, Water.

Council Tax Band: B (Dorset Council)

EPC Band: D (64)

Heating Type: Gas Central Heating

#### Outside

No parking with the property, local permits can be purchased through council.

Outside area from conservatory, Note: not to be used as a garden, contact agent for more information.

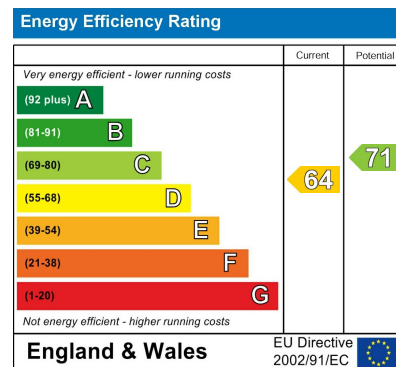
RENT £950.00 Per calendar month HOLDING DEPOSIT £219.23 (equals 1 weeks rent). The holding deposit can be used towards the Rent in Advance. Note - the holding deposit is non – refundable, should you as a prospective tenant pull out of a tenancy prior to its commencement once referencing has been carried out, or give false or misleading information once referencing has been submitted.

#### Total fees

Rent in Advance £950.00

Property Deposit of 5 weeks rent £1096.15, to become the deposit held by the Deposit Protection Service for the term of the tenancy.

Viewing 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