

Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



The Flat, 94 West Street, Bridport, DT6 3QX

TO LET

£850 PCM

Two Bedroom first-floor Flat located close to Bridport town centre. Kitchen, Living Room, Two Double Size Bedrooms, Bathroom, Gas Central Heating.
Regret No Smoking. EPC: C (70) Council Tax Band: A



LOBBY

Fitted carpet flooring. Stairs to first floor:

LANDING

Fitted carpet flooring. Storage alcove. Doors into:

KITCHEN

Window to rear aspect. Fitted vinyl flooring. Part-tiled over work surface. Fitted contemporary style wall units and contemporary canopy style extractor hood. Matching fitted base units incorporating a build-under electric oven / grill. Granite effect work surface with inset electric hob with four solid hotplates, and inset stainless steel sink. Space for fridge / freezer. Space and plumbing for washing machine.

BATHROOM

Obscure glazed window to rear aspect. Fitted vinyl flooring. White bathroom suite comprising bath, with shower facility from bath mixer / shower tap; pedestal wash hand basin and WC. Radiator. Extractor fan.

LIVING ROOM

Window to rear aspect. Fitted carpet flooring. Radiator. TV Point. Satellite leads.

BEDROOM ONE

Double size room. Window to front aspect. Fitted carpet flooring. Radiator.

BEDROOM TWO

Double size room. Window to front aspect. Fitted carpet flooring. Radiator.

SERVICES

Mains Electricity, Gas, Water.

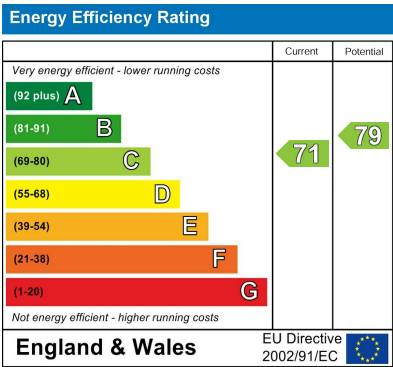
COUNCIL AUTHORITY Dorset Council
Council Tax currently Band A

No Parking, Dorset Council Car Park is close by with permits available.

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.



Vicary & Co
38 South Street
Bridport
Dorset
DT6 3NN

01308 459550
info@vicaryandco.com
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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